

## 46 Fretherne Road and 6 Church Road Welwyn Garden City, Hertfordshire AL8 6NU

lot 14

### Freehold Retail/Restaurant Investment

- Entirely let to PLV Enterprises Limited t/a KFC until 2025
- Prominent corner position in town centre location
- Approximately 100 metres from The Howard Shopping Centre
- Nearby occupiers include Argos, Domino's Pizza, Iceland, Costa Coffee and Co-op Travel
- Six Week Completion Available

Rent  
£50,000  
per annum  
exclusive



### Location

Miles: 7 miles west of Hertford  
10 miles south of Stevenage  
24 miles north of Central London

Roads: A1(M) (Junctions 4, 5 & 6), A1000, M25 (Junction 23)  
Rail: Welwyn Garden City (28 mins to London King's Cross)  
Air: London Luton Airport

### Situation

The property is situated in a prominent corner location on the western side of Fretherne Road, at its junction with Church Road within Welwyn Garden City centre. The property is situated approximately 100 metres from Howard Shopping Centre which houses retailers such as Next, Boots, W H Smith, Marks & Spencer and Top Shop. Other nearby occupiers include Argos, Domino's Pizza, Iceland, Costa Coffee and Co-op Travel.

### Description

The property comprises a ground floor retail/restaurant unit with first floor storage accommodation.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

NB: 38/40 Fretherne Road is being offered as **Lot 51** in this catalogue.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Restaurant	148.46 sq m (1,598 sq ft)	<b>PLV ENTERPRISES LIMITED (1)</b> t/a <b>KFC (2)</b>	20 years from 17/05/2005 until 16/05/2025 on a full repairing and insuring lease	£50,000	17/05/2010 and five yearly thereafter
First	Storage	134.89 sq m (1,452 sq ft)				
<b>Totals</b>		<b>283.35 sq m (3,050 sq ft)</b>			<b>£50,000</b>	

- (1) For the year ending 30th September 2011, PLV Enterprises Limited reported a turnover of £6,801,705, pre-tax profits of £458,763 and a total net worth of £1,327,778. (Source: www.riskdisk.com 07/11/2012)  
(2) KFC are the biggest chain of quick service restaurants in the world with over 800 restaurants across the UK and Ireland. (www.kfc.co.uk)

### For further details please contact:

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### Solicitors:

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