

**Lot 16, Co-Operative Convenience Store, 13-15 Cole Green Lane, Welwyn Garden City,  
Hertfordshire AL7 3PP**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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## Property Information

### Virtual Freehold Convenience Store Investment

- Entirely let to Co-operative Foodstores Ltd (guaranteed by Co-Operative Group Food Ltd)
- Let by way of a reversionary lease expiring in 2036 (subject to option)
- RPI linked rent review in 2029 & 5 yearly thereafter (2% min & 5% max)
- Comprising 5 interconnecting shops and first floor ancillary accommodation
- Total GIA approx. 762.25 sq. m. (8,205 sq. ft.)
- Nearby occupiers include Papa Johns, Boots, Medivet, Betfred and Ladbrokes
- VAT-free Investment

#### Lot

16

#### Auction

12th February 2026

#### Rent

£100,000 per Annum

#### Status

Available

#### Sector

Supermarket/Convenience

#### Auction Venue

Live Streamed Auction

### 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 Railway Station

#### Air

London Luton Airport

### Situation

The property is located on Cole Green Lane, a well-known neighbourhood retail parade serving the surrounding residential area to the east of the town centre. The location benefits from strong local footfall and passing traffic, with Welwyn Garden City Railway Station providing regular mainline services to London King's Cross in approximately 25 minutes. Nearby occupiers include Papa Johns, Boots, Medivet, Betfred and Ladbrokes amongst a wide range of local businesses.

### Tenure

Virtual Freehold. Held on a lease for 999 years from 25th March 1996 at a peppercorn rent

### Description

The property comprises 5 interconnecting shops on the ground floor and first floor ancillary accommodation. Please note that the tenant also occupies & trades from 17 Cole Green Lane which is not included in the property to be sold.

The property benefits from service access to the rear.

### VAT

VAT is not applicable to this lot.

### DISCLAIMER

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**Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m (GIA)	Floor Areas Approx sq ft (GIA)	Tenant	Term	Rent p.a.x.	RPI linked Rent Reviews
Ground First	Retail Ancillary	681.43 80.82	(7,335) (870)	CO-OPERATIVE FOODSTORES LIMITED (guaranteed by CO-OPERATIVE GROUP FOOD LIMITED) (1)	20 years by way of a reversionary lease expiring 31/03/2036 (2) with RPI linked reviews (min 2% & max 5%)	£100,000	2029 2034
<b>Total GIA</b>		<b>762.25</b>	<b>(8,205)</b>			<b>£100,000</b>	

N.B Approximate floor areas provided by the vendor.

(1) For the period ending 06/01/2024, Co-Operative Group Food Limited reported a revenue of £8,495,800,000., pre-tax profits of £8,300,000. and net assets of £1,873,900,000.(Source: Annual Return and Accounts for the period ending 06/01/2024 as published at Financial Conduct Authority on 10/04/2025).

(2) The tenant (whilst Co-op or a Group Company) has an option to determine the lease on 31st March 2031. If the break option is exercised by the tenant, a break penalty equivalent to 3 months rent is payable when exercising the break.



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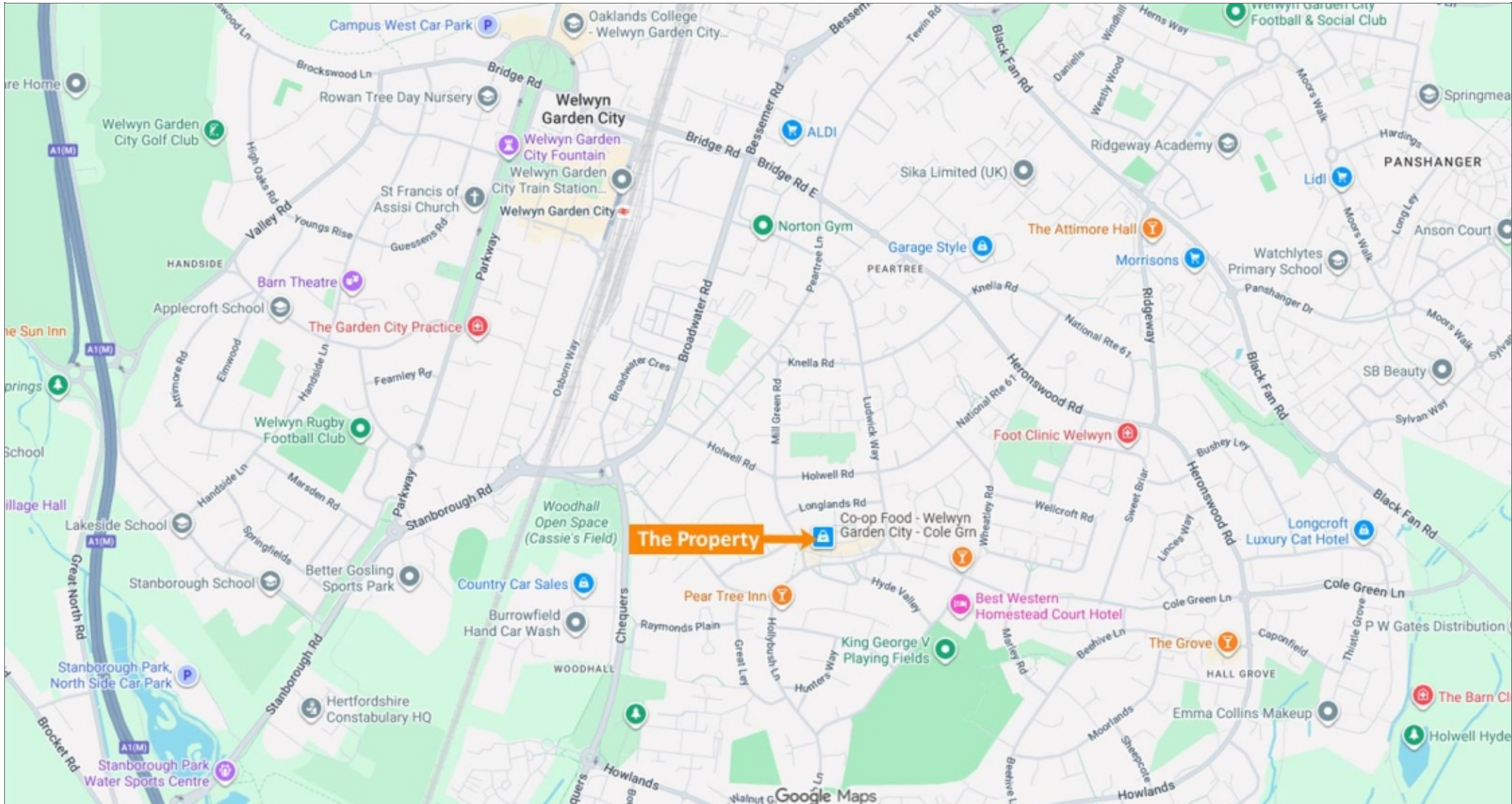
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2024