

lot 38

12 Parkhouse Court, Comet Square Hatfield, Hertfordshire AL10 9RQ

Rent
£26,000
per annum
exclusive

Virtual Freehold Retail Investment

- Let to Subway Realty Limited until 2022
- Situated in a large prestigious, recently completed, mixed use development scheme
- Other retailers close by include Aldi Supermarket, Ladbroses, Coffee Republic, KFC and a 120-bed Travelodge Hotel
- Six Week Completion Available



Location

Miles: 21 miles north of London
14 miles north of Watford
6 miles east of St Albans

Roads: A1(M), M25, A414, A1001

Rail: Hatfield Rail Station

Air: London Luton Airport, London Heathrow Airport, London Stansted Airport

Situation

Hatfield is a popular London commuter town and lies 6 miles north of the M25. Parkhouse Court is well situated to the west of the historic market town of Hatfield, directly off Comet Way (A1001) and A1(M). The Galleria Retail Outlet is located opposite with occupiers such as Marks & Spencer, Odeon Cinema and TK-Maxx.

Hatfield Business Park and Europe's largest health and fitness centre, occupied by Next Generation, are also located close by. Other retailers on the scheme include Aldi Supermarket, Ladbroses, Coffee Republic, KFC and a 120-bed Travelodge Hotel.

Description

The property comprises a ground floor retail unit within a larger mixed use development scheme and benefits from a shared car park.

Tenure

Virtual Freehold. Held from Frontier Key (Hatfield) Limited for 999 years from completion of the sale at a fixed peppercorn rent.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
12	Retail	131.70 sq m (1,418 sq ft)	SUBWAY REALTY LIMITED (1)	13 years from 13/09/2007 until 2020 (2)	£26,000	2012 and 5 yearly

(1) For the year ending 31st December 2010, Subway Realty Limited reported a turnover of £26,281,982, a pre-tax profit of £1,439,979 and total net worth of £2,885,076. (Source: www.riskdisk.com 01/09/2011)

(2) The tenant has sub-let the property to Joga Shaker who operates as a Subway franchise.

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