

## 6 Parkhouse Court, Comet Square Hatfield, Hertfordshire AL10 9RQ

lot 51

### Virtual Freehold Retail Investment

- Let to Ladbrokes Betting and Gaming Limited until 2023
- Situated in a large prestigious, recently completed, mixed use development scheme
- Other retailers close by include Aldi Supermarket, Ladbrokes, Coffee Republic, KFC and a 120-bed Travelodge Hotel
- Six Week Completion Available

Rent  
£22,000  
per annum  
exclusive



### 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, Ladbrokes, 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
6	Retail	99.50 sq m (1,071 sq ft)	<b>LADBROKES BETTING &amp; GAMING LIMITED (1)</b>	15 years from 07/11/2008 until 2023 (2)	£22,000	2013 and 5 yearly

(1) For the year ending 31st December 2009, Ladbrokes Betting & Gaming Limited reported a turnover of £790,369,000, a pre-tax profit of £238,011,000 and net worth of £694,338,000. (Source: www.riskdisk.com 21/09/2011)

(2) The tenant has the option to determine the lease on the 10th anniversary of the term with 6 months' notice.

### For further details please contact:

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