

38/40 Fretherne Road Welwyn Garden City, Hertfordshire AL8 6NU

Freehold Retail Investment

- Let to Individuals t/a Academy Hair until 2023 (subject to option)
- Prominent 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

lot 51

Rent
£42,500
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 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, KFC, Iceland, Costa Coffee and Co-Op Travel.

Description

The property comprises two retail units which have been arranged to provide one large unit currently used as a hair salon with first floor storage accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB. 46 Fretherne Road is being offered as **Lot 14** in this catalogue.

Tenancy and accommodation

No	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
38	Ground First	Retail Storage	61.87 sq m 41.84 sq m	(666 sq ft) (515 sq ft)	INDIVIDUALS T/A ACADEMY HAIR	15 years from 24/06/2008 until 23/06/2023 on a full repairing and insuring lease (i)	£21,500 24/06/2013 and 24/06/2018
40	Ground First	Retail Storage	61.87 sq m 40.51 sq m	(666 sq ft) (436 sq ft)	INDIVIDUALS T/A ACADEMY HAIR	15 years from 24/06/2008 until 23/06/2023 on a full repairing and insuring lease (i)	£21,000 24/06/2013 and 24/06/2018
Totals			205.68 sq m	(2,283 sq ft)		£42,500	

(i) The lease provides a tenant's option to determine on the tenth anniversary of the term.

For further details please contact:

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