

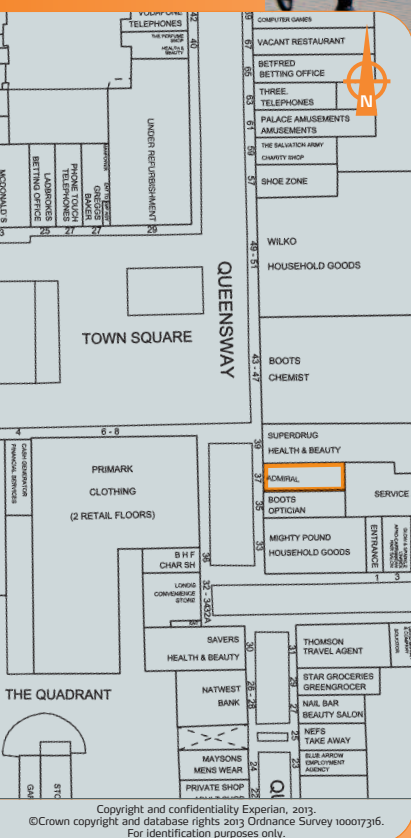
lot 71

## 37 Queensway Stevenage, Hertfordshire SG1 1DN

Rent  
**£48,000**  
per annum  
exclusive

### Freehold Retail Investment

- Prime Pedestrianised Town Centre location
- Adjacent to Primark, Boots the Chemist and Superdrug
- Tenant in occupation since at least 1993



### Location

**Miles:** 11 miles north of Hatfield  
15 miles east of Luton,  
30 miles north of Central London  
**Roads:** A1(M), A602  
**Rail:** Stevenage Railway Station  
**Air:** Luton Airport, Stansted Airport

### Situation

Stevenage is a popular London commuter town some 30 miles north of Central London. The property is situated on the eastern side of pedestrianised Queensway in the heart of Stevenage town centre and directly opposite Primark. Other neighbouring occupiers include Boots the Chemist and Superdrug (adjacent) as well as McDonald's and NatWest Bank.

### Description

The property comprises a ground floor retail unit with ancillary accommodation on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	108.50 sq m	1,168 sq ft	<b>LUXURY LEISURE (t/a Admiral Nobles Amusements)</b>	25 years from 09/03/1993 on a full repairing & insuring lease	£48,000	08/03/2018
First	Ancillary	45.70 sq m	492 sq ft				
Second	Ancillary	45.00 sq m	484 sq ft				
<b>Totals</b>		<b>199.2 sq m</b>	<b>2,144 sq ft</b>			<b>£48,000</b>	

(1) Luxury Leisure was incorporated in 1989. For the year ending 31st December 2015, Luxury Leisure reported a turnover of £53,544,645, pre-tax profits of £6,668,056 and a total net worth of £5,304,492. (Source: www.riskdisk.com 08/11/2016). Luxury Leisure is a wholly owned subsidiary of Novomatic UK Ltd who for the year ending 31st December 2015 reported a turnover of £566,482, pre-tax profits of £34,692,713 and a total net worth of £10,010,804. (Source: www.riskdisk.com 08/11/2016).

### For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855  
Email: john.mehtab@acuitus.co.uk  
**Alec Linfield**  
Tel: +44 (0)20 7034 4860  
Email: vvalec.linfield@acuitus.co.uk  
**www.acuitus.co.uk**

### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details



### Seller's Solicitors:

**Solomon Taylor & Shaw**  
3 Coach House Yard  
Hampstead High Street  
London NW3 1QF  
Tel: +44 (0)20 7317 8672  
Email: rupert@solts.co.uk  
Ref: Rupert Goldmeier