

37 Wigmores North,
Welwyn Garden City, Hertfordshire AL8 6PG
Town Centre Retail Investment

Lot 50

£22,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	46.70 sq m	(503 sq ft)	INDIVIDUALS t/a Dry Cleaners	20 years from 29/09/2010	£22,000	29/09/2020 (28/09/2030)
Total		46.70 sq m	(503 sq ft)			£22,000	

Key Details

- Let to Individuals t/a Dry Cleaners until 2030 (No Breaks)
- Prominent position in Town Centre Location
- Approximately 100 metres from The Howard Shopping Centre
- Nearby occupiers include John Lewis, Debenhams, Ladbroke's, Nationwide and NatWest

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
(28 mins to London King's Cross)
Air: London Luton Airport

Situation

The property is situated in a prominent location on the northern side of Wigmores North within Welwyn Garden City. The property is situated in between John Lewis and Debenhams. Other nearby occupiers include Ladbroke's and branches of Nationwide and NatWest Banks. The Howard Shopping Centre is approximately 100 metres from the property which houses retailers such as Next, Boots, WH Smith, Marks & Spencer and Top Shop.

Description

The property comprises a ground floor retail unit and forms part of a larger building.

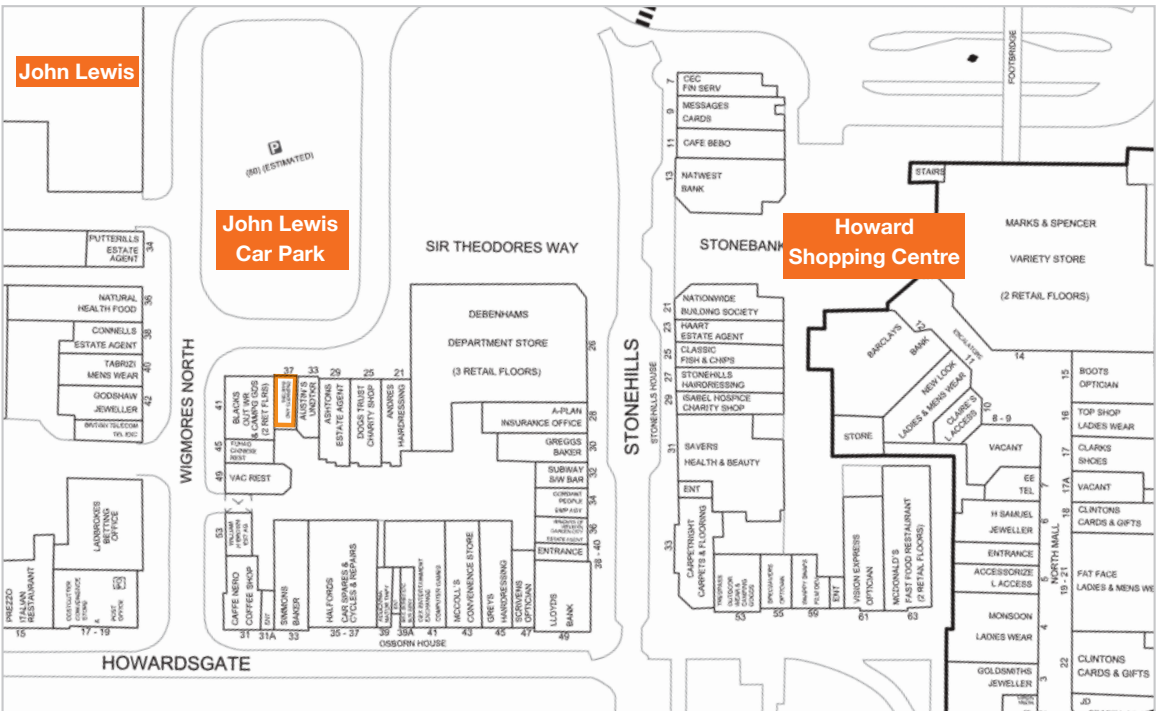
Tenure

Freehold (Ground Floor Only).

VAT

VAT is not applicable to this lot.

Six Week Completion



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