

# Lot 24

£115,000 per annum exclusive

## 30/32 Howardsgate, Welwyn Garden City, Hertfordshire AL8 6BJ

Well located Restaurant and Retail Investment



# Tenancy and accommodation

**Lot 24**

£115,000 per annum exclusive

| Unit         | Floor  | Use                   | Floor Areas (Approx)             | Tenant  | Term  | Rent p.a.x.     | Reviews                    |
|--------------|--------|-----------------------|----------------------------------|---|---|-----------------|----------------------------|
| No. 30       | Ground | Retail/ Ancillary     | 214.61 sq m (2,310 sq ft)        | SUE RYDER (1)   | 10 years from 11/06/2014 until 23/06/2024     | £50,000         |                            |
| No. 32       | Ground | Restaurant/ Ancillary | 305.65 sq m (3,290 sq ft)        | BILL'S RESTAURANTS LIMITED (2) on assignment from Prezzo Plc (3) t/a Bill's | 25 years from 08/08/2014 until 07/08/2039 (4) | £65,000         | 08/08/2024 and five yearly |
| <b>Total</b> |        |                       | <b>520.26 sq m (5,600 sq ft)</b> |   |   | <b>£115,000</b> |                            |

- (1) Sue Ryder is a registered national charity providing health and social care services in local communities. Sue Ryder has 450+ shops across the UK (Source: www.sue Ryder.org 06/01/2020).
- (2) Bill's Restaurant & Bar have 82 restaurants across the UK (Source: 08/01/2020).
- (3) The property was assigned to Bill's Restaurants Limited on 26th September 2014 from Prezzo Plc, who have entered into an Authorised Guarantee Agreement (AGA).
- (4) The lease provides a tenant option to determine on 08/08/2029, subject to 12 months' notice.

**Energy Performance Certificate**

30 & 32 Howardsgate - Band C. Available to download at acuitus.co.uk

**Key Details**

- Let to Bill's Restaurants Limited and Sue Ryder
- Bill's Restaurant let until 2039 (subject to option)
- Prominent town centre location in affluent commuter town
- Less than 100m from the Howard Shopping Centre
- Strategic location between Sainsbury's and John Lewis

**Location**

**Miles:** 7 miles west of Hertford  
24 miles north of Central London  
**Roads:** A1(M) (Junctions 4, 5 & 6), A1000, M25 (Junction 23)  
**Rail:** Welwyn Garden City Railway Station  
**Air:** London Luton Airport

**Situation**

Welwyn Garden City is an affluent commuter town approximately 20 miles north of London. The property is located in the heart of the town, occupying a prominent position on Howardsgate. The Howard Shopping Centre is less than 100m to the north-east and is adjacent to a busy mainline railway station providing regular services to London King's Cross in approximately 25 minutes. The Howard Shopping Centre houses occupiers including Marks & Spencer, H&M, Boots and WH Smith. Other nearby occupiers include Caffè Nero, Superdrug, Pizza Express, Prezzo and John Lewis.

**Description**

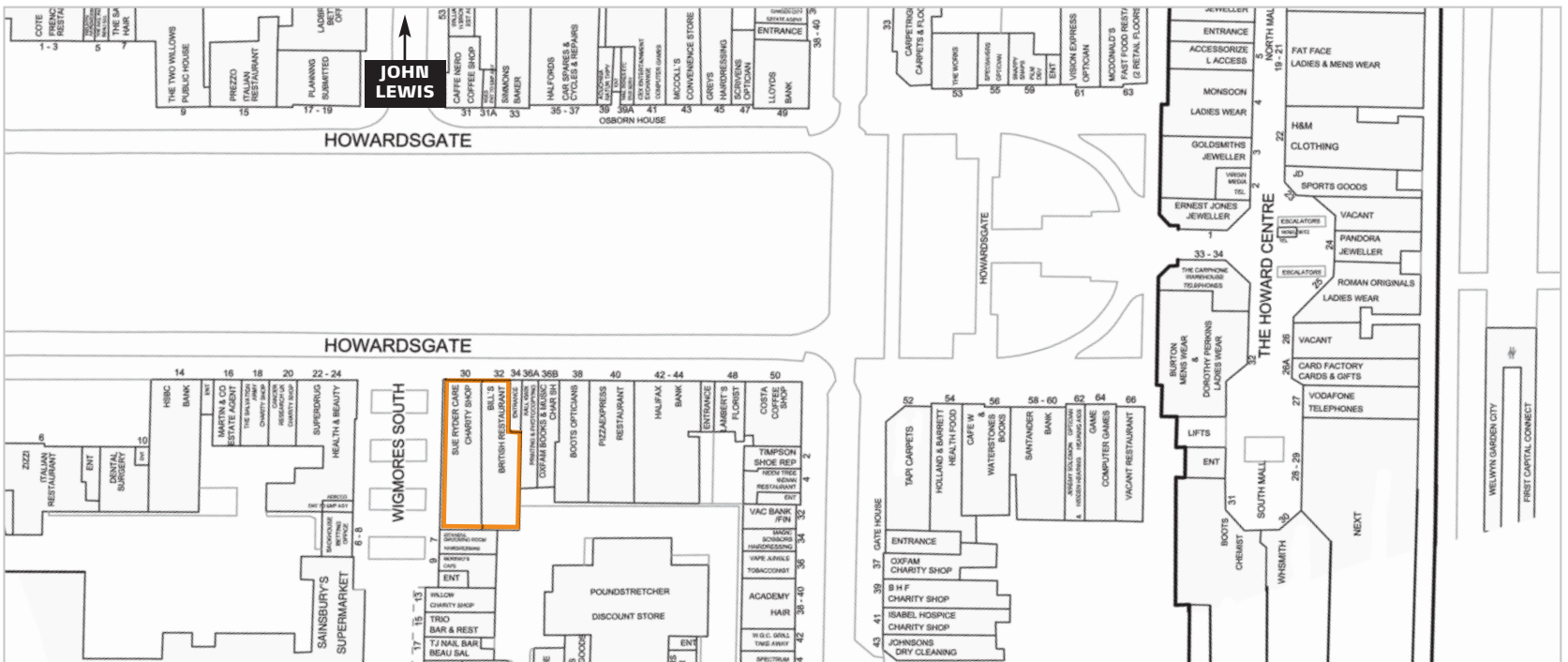
The property comprises two ground floor retail units, with unit 30 benefiting from an extensive return frontage onto Wigmores South. The two units share a service area, connecting to a rear communal service yard. The units form part of a larger building which does not form part of the sale.

**Tenure**

Virtual Freehold. 999 years held from Wigmores South Limited from 25th March 1988 at a peppercorn rent, plus share of the freehold. Please refer to the legal pack for further information.

**VAT**

VAT is applicable to this lot.



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