

Lot 2

£17,400 Per Annum
Exclusive with two
vacant flats

One Stop, 66-68 Regent Street, Stotfold, Nr Hitchin, Hertfordshire SG5 4DX

Freehold Convenience Store and Residential Investment with Further Development Potential



Ref: A9653
PA: 🍏

Key Details

- Ground floor let to One Stop Stores Limited (Part of Tesco) until 2035 (subject to option)
- Includes two flats subject to vacant possession and 6 car parking spaces at the rear
- Potential to reconfigure and further develop the residential to create three flats (subject to consents)

Location

Miles: 13 miles south east of Bedford
12 miles north east of Luton
35 miles north of central London

Roads: A507, A1 (Junction 10)

Rail: Arlesey Railway Station

Air: London Luton Airport, London Stansted Airport

Situation

Stotfold is some 5 miles north of Hitchin and approximately 35 miles north of Central London and benefits from being immediately adjacent to the A1(M) and is accessible via junction 10. The property is situated in a predominantly residential area on the east side of Regent Street, opposite its junction with Trinity Road, some 500 metres north of the town centre.

Description

The property is a detached building comprising a lock up convenience store on the ground floor with two self contained flats on the first floor and 6 car parking spaces at the rear. The property may benefit from the potential to reconfigure and further develop the residential to create three flats (subject to consents).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six week Completion

Energy Performance Certificate

See legal pack.

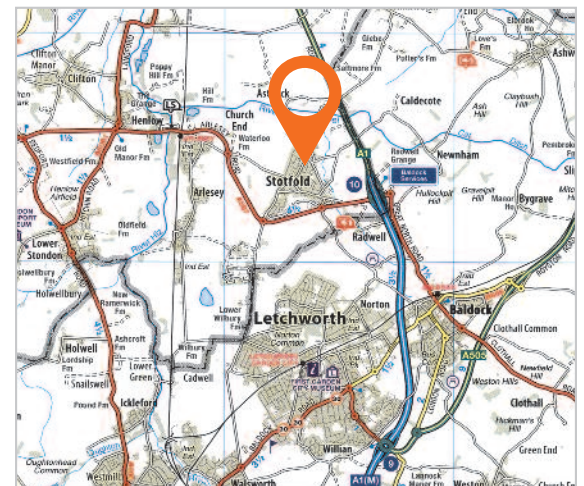
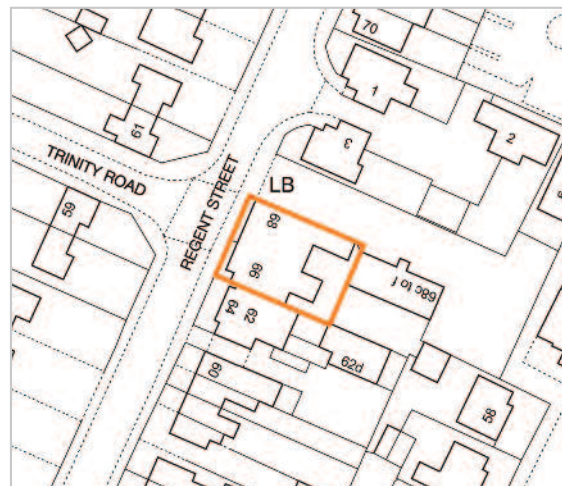
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	150.01 sq m (1,614 sq ft)	ONE STOP STORES LIMITED (1)	15 years from 25/12/2020 until 2035 (2)	£17,400	25th December 2025
First	Residential	1 Bedroom Flat	VACANT POSSESSION			
First	Residential	Studio Flat	VACANT POSSESSION			
Total Commercial Floor area		150.01 sq m (1,614 sq ft)			£17,400	

(1) For the year ending 29th February 2020, One Stop Stores Limited(CRN02462858) whose ultimate beneficial owner is Tesco PLC, reported a turnover of £1,175,302,000, pre-tax profits of £27,614,000 and a Net Worth of £148,002,000(Source North Row 12/04/2021).

(2) The lease provides for a tenant option to determine the lease on 25/12/2026.

(3) The above floor areas have been published by the Valuation Office Agency at www.voa.gov.uk.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
+44 (0) 7899 060 519
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Collins Benson Goldhill LLP
Alex Hutchings
+44 (0)20 7436 5151
ah@cbglaw.co.uk