

# Lot 18

£17,400 Per Annum  
Exclusive

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

Freehold Convenience Store and Residential Investment with Further Development Potential



### 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 the right to park 6 motor vehicles in the driveway to the side of the property. Please see the Transfer document dated 17th June 1997 under Title number BD199922, a copy of which is available in the legal pack. 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

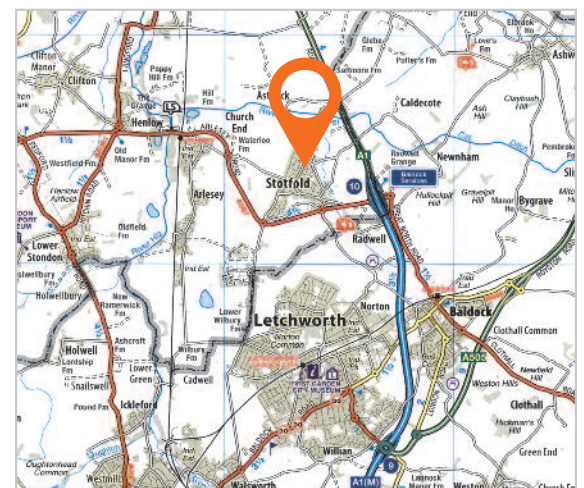
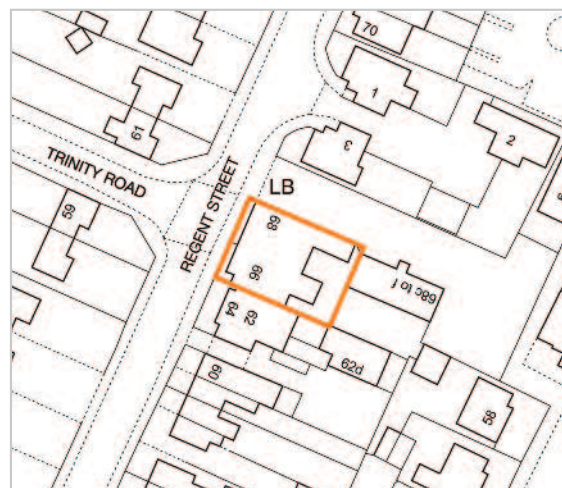
### Energy Performance Certificate

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 (2)	£17,400	25/12/2025 (25/12/2035)
First	Residential	1 Bedroom Flat	VACANT POSSESSION			
First	Residential	Studio Flat	VACANT POSSESSION			
<b>Total Commercial Floor Area</b>		<b>150.01 sq m (1,614 sq ft)</b>			<b>£17,400</b>	

- (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 (NorthRow.com 04/10/2021)
- (2) The lease provides for a tenant option to determine the lease on 25/12/2026 and 25/12/2031.
- (3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)



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