

# Welwyn Garden City

## 6 & 8 Wigmores South Hertfordshire AL8 6PL

- **Virtual Freehold Betting Office Investment**
- Let to H Backhouse (Baker Street) Limited – Bookmakers
- Lease expires November 2022 (no breaks)
- Town centre position adjacent to Sainsbury's
- Rent Review 2017
- Current Gross Rent Reserved  
**£35,500 pa**

**COMPLETION 30TH SEPTEMBER 2014**



### Tenure

Long Leasehold. To be held on a new 998 year lease from completion at a fixed ground rent of a peppercorn.

### Location

Welwyn Garden City, designated a 'New Town', is well located adjacent to the A1(M) about 24 miles north of central London. The town also enjoys excellent communications by rail, with mainline services to north and south (King's Cross 20 minutes). The property is situated on the western side of Wigmores South adjacent to Sainsbury's and close to its junction with Howardsgate. Occupiers close by include Superdrug (adjacent), Costa Coffee, Halifax, Pizza Express, Dollond & Aitchison, Sainsbury's, HSBC and ASK.

### Description

The property is arranged on ground floor only to provide a ground floor betting office with customer WC's to the rear. The property forms part of a large building the remainder of which does not form part of the property to be sold.

The property provides the following accommodation and dimensions:

<b>Internal Width</b>	<b>9.25 m</b>	<b>(30' 4")</b>
<b>Ground Floor</b>	<b>98.3 sq m</b>	<b>(1,058 sq ft)</b>

**NB. Not inspected by Allsop. Areas taken from [www.voa.gov.uk](http://www.voa.gov.uk)**

### Tenancy

The property is at present let to H BACKHOUSE (BAKER STREET) LTD for a term of 20 years from 22nd November 2012 at a current rent of £35,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants by way of service charge.

### Tenant Information

No. of Branches: 18.

Website Address: [www.backhousebet.com](http://www.backhousebet.com)

### VAT

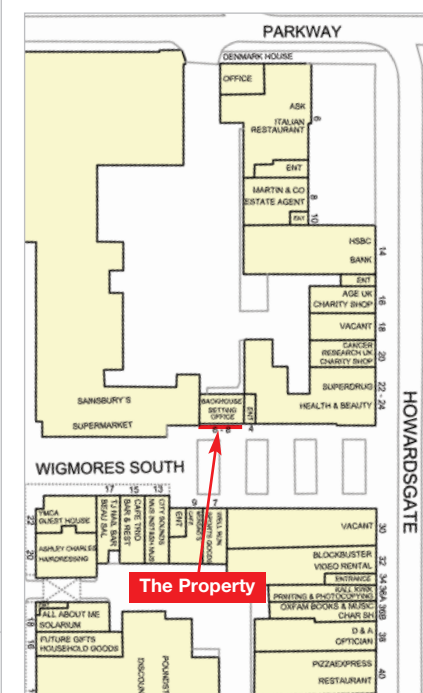
VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 120 Band E (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** T Lamb Esq, Fladgate. Tel: 0203 036 7138 e-mail: [tlamb@fladgate.com](mailto:tlamb@fladgate.com)

**Joint Auctioneer** M Kaye Esq, Michael Laurie Kaye Limited. Tel: 0207 629 1177 e-mail: [m@mlk.co.uk](mailto:m@mlk.co.uk)