

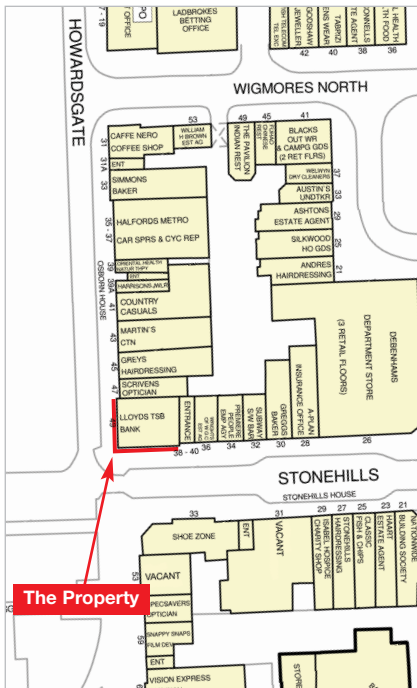
# Welwyn Garden City

## 49 Howardsgate Hertfordshire AL8 6BA

- Freehold and Unmerged Long Leasehold Bank Investment
- Corner site in town centre position
- Let to Lloyds TSB Bank Plc on a lease expiring 2021
- Rent Review 2016
- Current Rent Reserved  
**£75,000 pa**

On the Instructions of  
Pension Fund Trustees

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold and Long Leasehold. There is an unmerged Long Leasehold interest owned by the vendor for a term of 99 years from 29th September 1929 at an annual rent of £205.00 per annum. Both interests are to be sold.

### Location

Welwyn City Garden, designated a 'New Town', is well located adjacent to the A1(M) about 24 miles north of Central London and 14 miles south of Luton. The town also enjoys excellent communications by rail, with mainline services to north and south (King's Cross 20 minutes).

The property occupies a prominent corner site at the junction of Stonehills with Howardsgate, midway between the Howard Centre and the John Lewis department store.

Occupiers close by include Debenhams, Country Casuals, Halfords, Costa Coffee, Dash, Bon Marché, Abbey, Evans, Greggs, McDonald's and Monsoon.

### Description

The property is arranged on basement, ground, mezzanine and two upper floors to provide banking hall to ground floor, basement storage and offices and ancillary accommodation to the two upper floors.

The property provides the following accommodation and dimensions:

Gross Frontage	12.00 m	(39' 6")
Return Frontage	5.51 m	(18' 1")
Max. Depth	14.1 m	(46' 4")

Basement	37.6 sq m	(405 sq ft)
Ground Floor	122.2 sq m	(1,315 sq ft)
Mezzanine	54.5 sq m	(586 sq ft)
First Floor	113.2 sq m	(1,218 sq ft)
Second Floor	107.0 sq m	(1,152 sq ft)
Total	434.5 sq m	(4,676 sq ft)

Not measured by Allsop. Areas from VOA.

### Tenancy

The entire property is at present sub-let to LLOYDS TSB BANK PLC for a term of 10 years from 25th December 2011 at a current rent of £75,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 3,000+.  
Website Address: [www.lloydstsb.com](http://www.lloydstsb.com)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Viewings

Will be by appointment only, on at least 72 hours' prior notice. Photo identification will be required. Please e-mail your viewing request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 82 Welwyn Garden City.**

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** M Helfgott Esq, Taylor Wessing. Tel: 0207 300 7000 Fax: 0207 300 7100 e-mail: [m.helfgott@taylorwessing.com](mailto:m.helfgott@taylorwessing.com)



