



- Prime town centre location
- Ground floor retail premises
- Let until 20th November 2022
- Occupied by Boots Opticians
- Opposite NatWest and Lloyds banks with Simmons adjacent
- £3.5 million town centre improvement plan imminent
- Close to short term parking

GUIDE PRICE £245,000
(6.5% Initial Yield)

**LONG LEASEHOLD RETAIL
INVESTMENT
FOR SALE**

**70 Town Centre
Hatfield
AL10 0JW**

70 Town Centre, Hatfield, Herts, AL10 0JW



Location

Situated within Hatfield which has a population of around 40,000 and is located 20 miles north of London, 13 miles north east of Watford and within 5 miles of St Albans and Welwyn Garden City. Hatfield has excellent road communication links being adjacent to the A1(M) and approximately 6 miles north of the M25 (Junction 23). Hatfield Mainline Railway Station is within ¼ mile and provides a direct link to London with a fastest journey time of approximately 25 minutes.

The shop is situated within the prime town centre retailing position with other occupiers in Town Centre being NatWest and Lloyds Banks, Iceland, Simmons, New Look, Show Zone, Specsavers and a number of other local and independent traders. ASDA superstore is also within 250 metres. Hatfield town centre is currently undergoing a £3.5 million investment programme by the local council.

Description

Comprises a ground floor mid terraced retail unit which forms part of a larger four storey block known as White Lion House. The shop is arranged as an open plan sales area partitioned to create an eye test/consultation room with small office, kitchen and two WCs to the rear. There is a small secure yard to the rear for loading but this could potentially be used for off street parking

Accommodation

	APPROX AREA	
	M ²	FT ²
Gross Frontage	6.20	20
Maximum Site Depth	16.30	53
Retail Unit	63.08	679
Area ITZA	49.50	533

The total site area is 102 sq m (1,098 sq ft)



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Lease Terms

The ground floor shop is let to Boots Opticians Professional Services Ltd (Reg No.06779221) for 5 years from 21st November 2017 expiring on 20th November 2022 on FR&I terms. The lease is within the security of tenure provisions of the Landlord & Tenant Act 1954

The passing rent is £16,000 p.a. exclusive. A copy of the lease is available upon request.

Tenant

Boots Opticians Professional Services Ltd (No. 06779221) had a turnover year end August 2016 of £278 million with a net profit of £17.59 million.

Ownership

The property is owned by way of a 125 year lease from 25th December 1986 and therefore having approximately 93 years remaining. The ground rent currently payable is £100 per annum and will increase in 2036 to £150 per annum. A copy of the lease is available upon request.

EPC

An EPC is awaited.

Guide Price

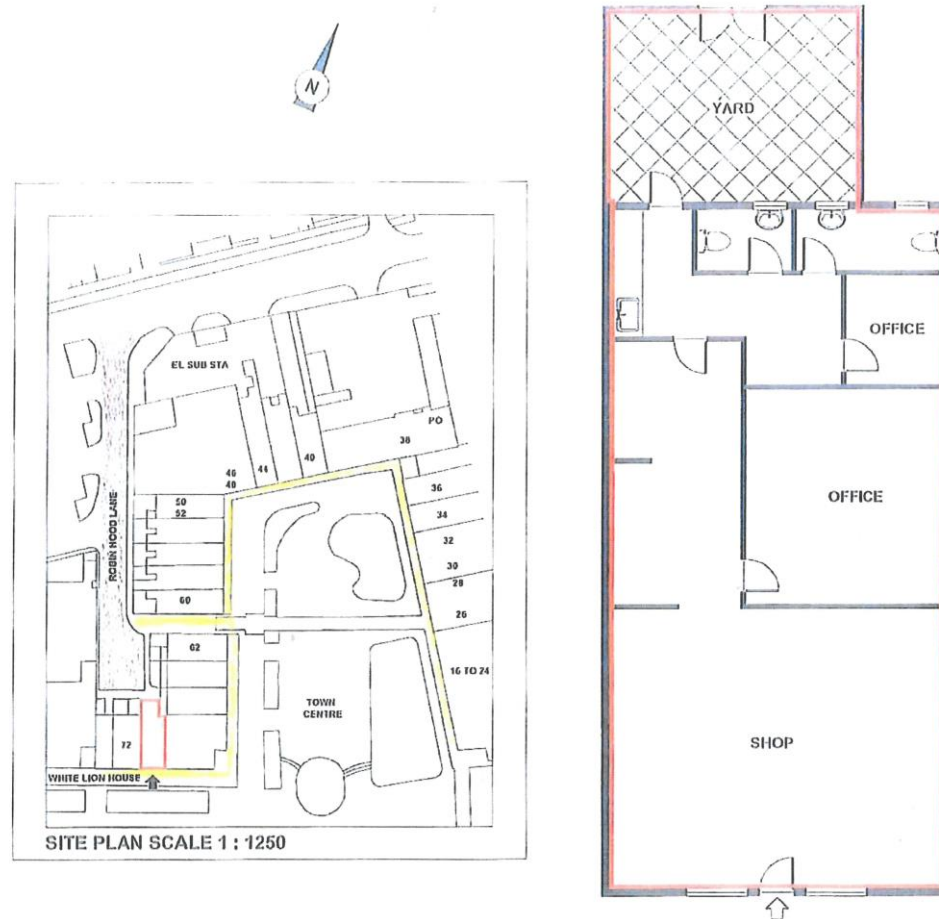
Offers invited in the region of **£245,000 (Two Hundred and Forty Five Thousand Pounds)** for the long leasehold interest. This reflects a net initial yield of 6.5%

VAT

The property is **not** elected for VAT and therefore VAT is not payable on this transaction.

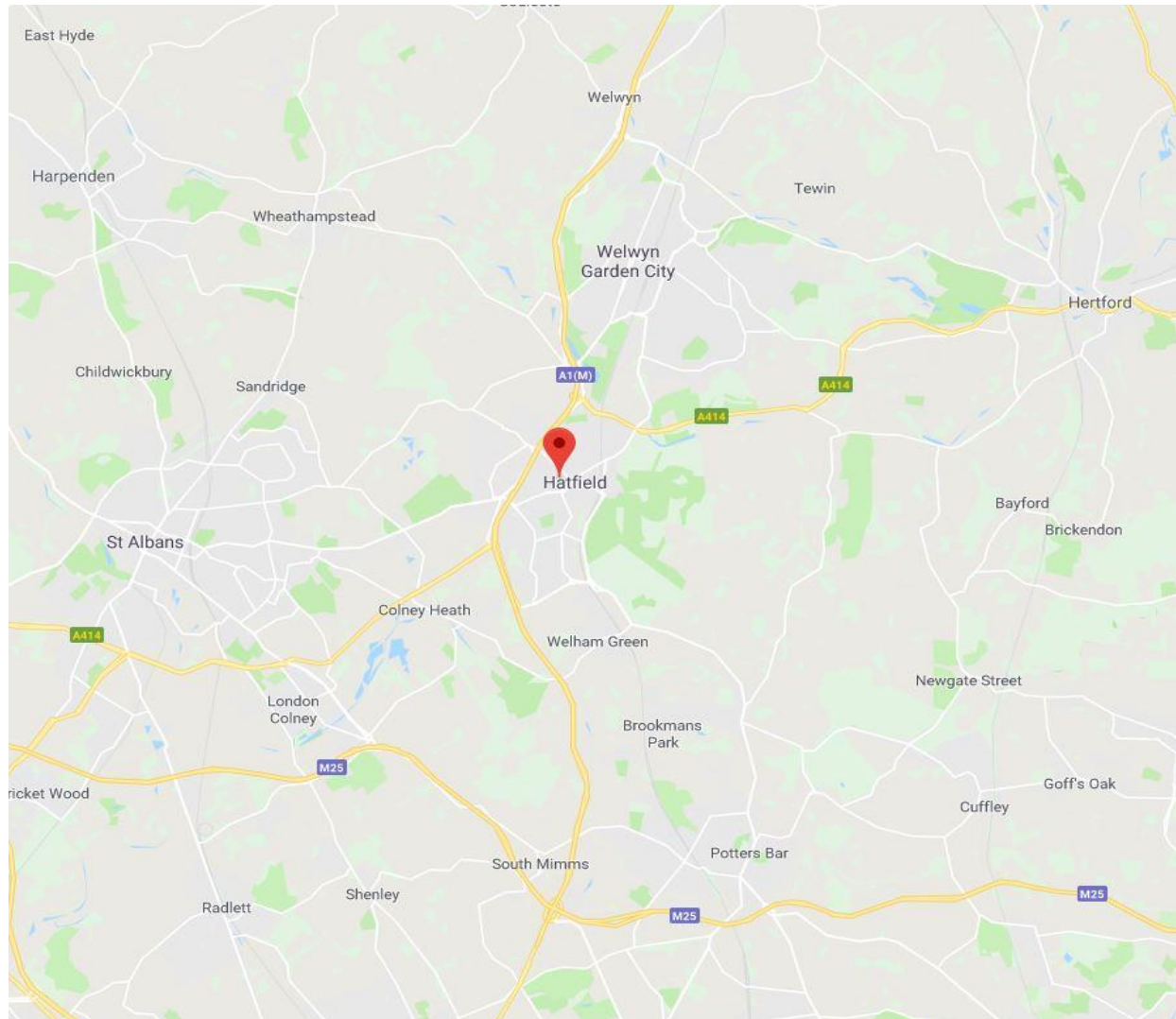


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<p>1 : 100 CM.</p> <p>100 200 300 400 500</p> <p>Scale : For the plan to be in scale, the above scale bar must measure correct, e.g. 5 centimeters when printed.</p>	<p>THE IMAGE TAILOR 45 CROWELL MEWS, AYLESBURY, BUCKS, HP19 7HB</p> <p>project LEASEPLAN</p>	<p>drawing title BOOTS OPTICIANS, 70 TOWN CENTRE, HATFIELD, HERTS. AL10 2JW</p> <table><tr><td>scale 1 : 100 AT A4</td><td>date</td></tr><tr><td></td><td>revision 7</td></tr></table>	scale 1 : 100 AT A4	date		revision 7
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Further plans available on request

70 Town Centre, Hatfield, Herts, AL10 0JW



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