

GUIDE PRICE  
**£275,000**

BIDDING DEPOSIT  
**£6,000**

DIGITAL AUCTION DATE  
**16th December 2020**



## **Scope 22 Church Road, Welwyn Garden City, Hertfordshire AL8 6PS**

A prime virtual freehold retail investment let to Scope producing  
£30,000 per annum

**Bid1.**



## Property Summary

- Virtual freehold (999 years)
- Retail investment let to Scope
- Town centre location
- Prime position with return frontage
- Located opposite Sainsbury's
- Currently producing £30,000 per annum

## Location

Welwyn Garden City is a town located approximately 20 miles from Kings Cross, London, and about 5 miles south of Stevenage and Hatfield about 4 miles to the south. Welwyn Garden City was the second garden city in England (founded 1920) and one of the first new towns (designated 1948). The shop is located in the prime pedestrianised part in the town centre located directly opposite Sainsbury's Superstore. Many other multiple retailers are located nearby including Superdrug, KFC and Costa Coffee.

## Description

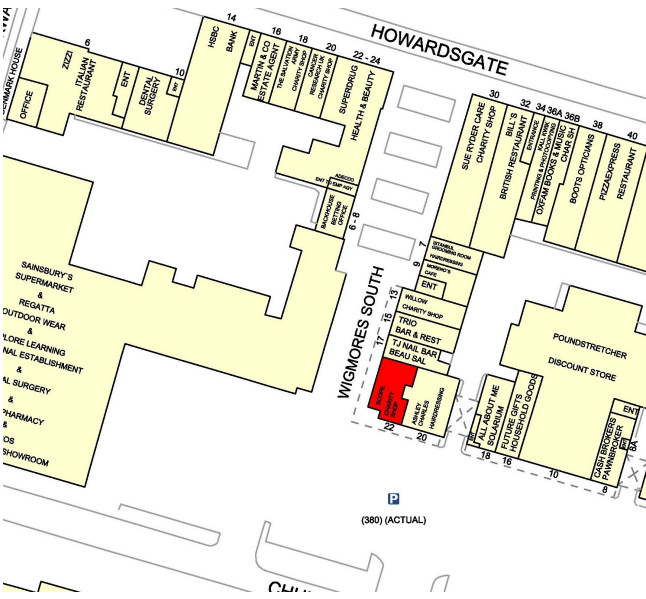
A ground floor shop of about 102.10 sq m (1,099 sq ft) with a return frontage to Church Road and Wigmores South. There is loading access from the rear. The shop forms part of a three storey building, however the upper parts do not form part of this sale.

## Planning

Welwyn Hatfield Borough Council (01707 357000) [www.welhat.gov.uk](http://www.welhat.gov.uk)

## VAT

Please refer to the legal pack



## EPC

Please refer to the legal pack

## Tenure

Leasehold for a term of 999 years from 20/03/1988 at a peppercorn ground rent.



| Address        | Tenant | Floor  | Use    | Sq M        | Sq Ft       | Lease                    | Rent £ pa |
|----------------|--------|--------|--------|-------------|-------------|--------------------------|-----------|
| 22 Church Road | Scope  | Ground | Retail | 102.10 sq m | 1,099 sq ft | 10 years from 31/03/2015 | £30,000   |

Scope was founded in 1952 and is a registered charity and for the year ending 31/03/2019 reported a gross turnover of £53.311 million, net profit of £3.2 million and net assets of £46.7 million (Source Companies House).

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## Contact BidX1

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