



- Freehold 1.25 acre yard
- Short term lease remaining
- Fully surfaced and fenced
- Water, power and drainage
- Floodlighting
- Easy access A1(M)
- Close to Welham Green railway station
- Drone tour included:  
<https://vimeo.com/736931021>

**GUIDE PRICE £3.5 million + VAT**

**ESTABLISHED TRANSPORT YARD INVESTMENT  
WITH DEVELOPMENT OR OCCUPATION POTENTIAL  
FREEHOLD FOR SALE** (subject to existing lease)

**Brent Yard, Travellers Lane  
Welham Green  
AL9 7HF**

## Brent Yard, Travellers Lane, Welham Green AL9 7HF

### **Location**

The premises are situated within the Welham Green Industrial Estate to south side of Hatfield. The A1(M) is approximately two miles by road and, in turn, the M25 approximately four miles. Welham Green Railway Station is a short walk away giving fast and frequent services to London (Kings Cross).

### **Description**

The premises comprise a fully concreted and fenced level yard with floodlighting, power, drainage, water, waste interceptors and electrically operated entrance gates. The site has been used as a transport yard for many years. Please note that none of the adjoining buildings are included within the sale, all of which are in separate ownership.

### **Accommodation**

The yard area is approximately 1.25 acres. A portacabin providing WCs etc is located on site but is owned by the tenant.

### **Lease Terms**

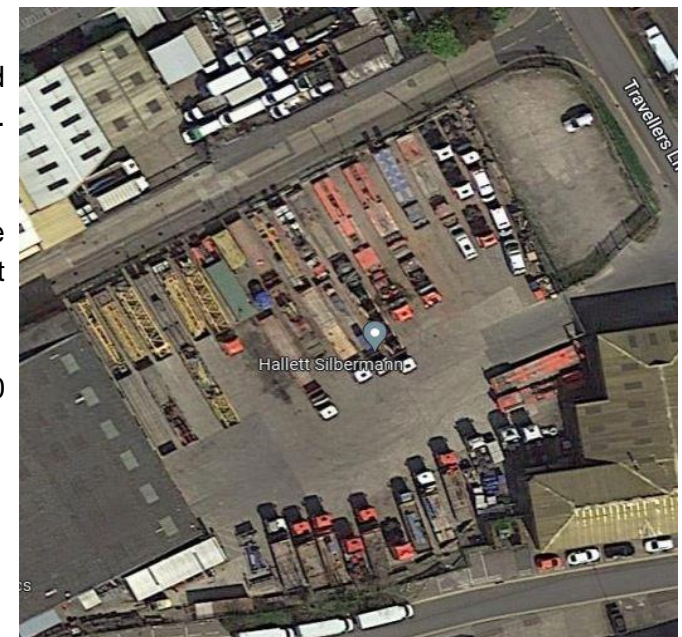
The site is subject to an FRI lease (subject to schedule of condition) to Hallett Silbermann Ltd expiring 27<sup>th</sup> March 2023 which was entered into as part of a sale of the company in 2012. The lease is guaranteed by R Swain & Sons Ltd who have a AAA ICMS credit rating.

The rent payable is £82,820 per annum, which was fixed at the commencement of the lease without review. The lease is within the security of tenure provisions of the Landlord & Tenant Act 1954. No notices have yet been served thus providing maximum flexibility to a purchaser.

We consider the current rental value to be in the region of £4 per sq ft equating to £218,000 per annum at the time of production of these details.

### **Ownership**

The property is owned freehold.



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### **Rateable Value**

From our enquiries of the VOA the current rateable value would appear to be £17,500. Interested parties are recommended to make their own enquiries to confirm this.

### **Development Opportunity**

From a pre-application meeting in 2019, the Local Planning Authority (Welwyn & Hatfield Council) have indicated that they would be open to redevelopment of the yard including a four-storey self-storage facility of c.87,000 sq ft. Whilst this specific development may not be of interest to a purchaser, in our opinion this does give an indication of the Local Planning Authorities willingness to consider development of this site.

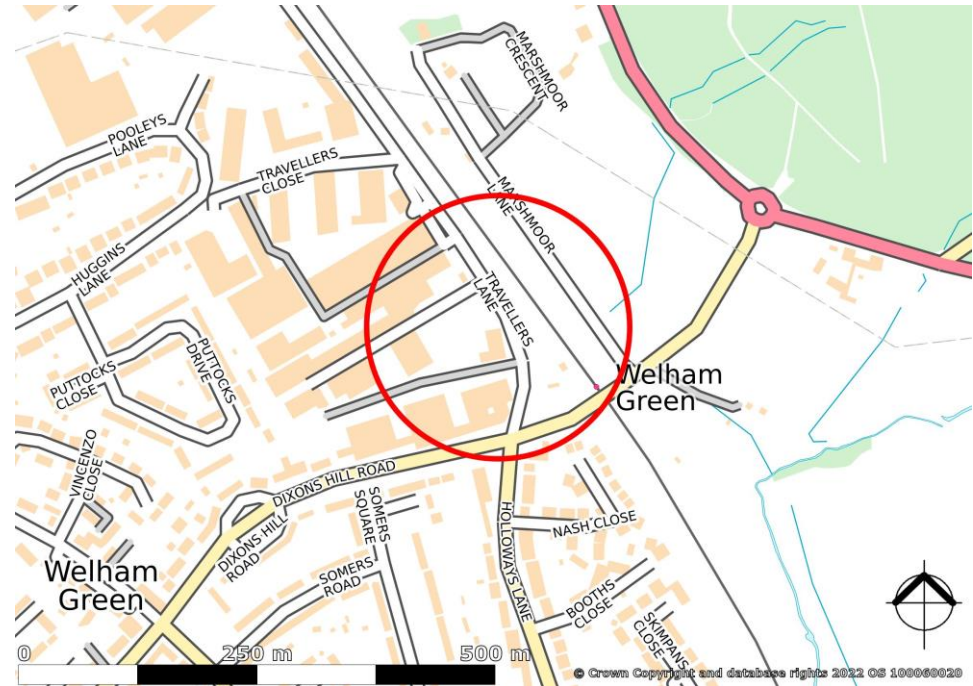
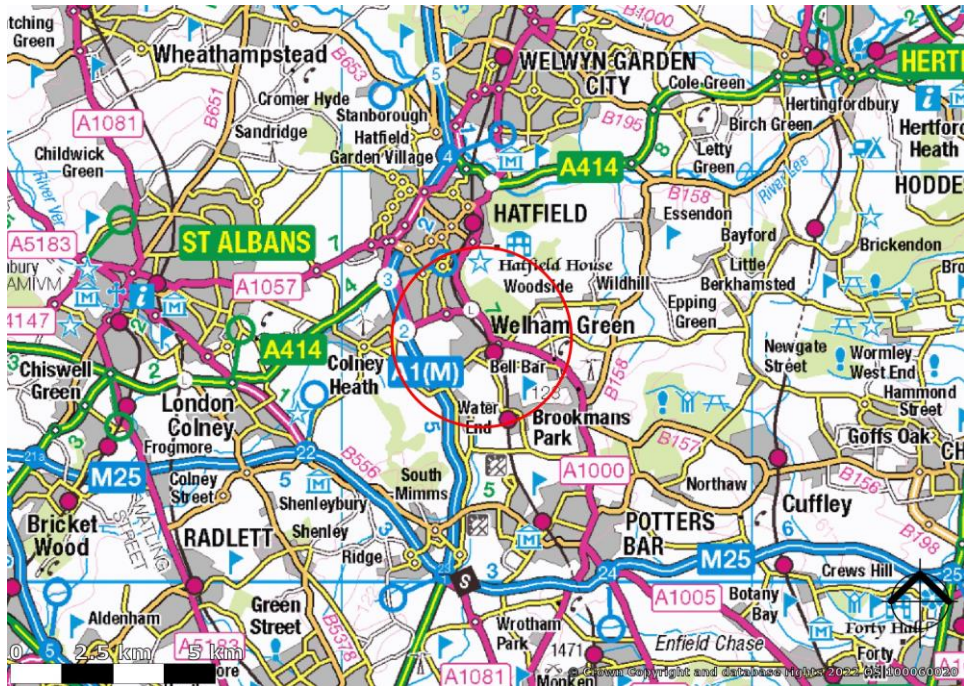
### **Guide Price**

Offers invited in the region of **£3,500,000** (three million five hundred thousand pounds) + VAT for the freehold interest subject to the existing lease.

### **VAT**

The property is elected for VAT but the sale may be able to be done as a TOGC

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**or joint agent**

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