

10 High Street | Welwyn | AL6 9EQ

Shop | To Let

Location

The property is located within a central location on the High Street close to the junction of Church Street. A wide variety of businesses are represented within the High Street including Tesco Express, XO Wine Merchants, Austins Funeral Directors as well as a number of food and beverage operators.

Welwyn is an attractive village located close to J6 of the A1(M), approximately 11 miles north of the M25 and 25 miles north of Central London.

Description

The property is arranged over ground and first floors previously occupied by an estate agents on the ground floor and professional services on the first. The ground floor has 2 small meeting rooms to the front with ancillary storage and WC. The first floor has a self contained side entrance.

The property is available as a whole or on a split basis by floor, subject to vacant possession.

Terms

The premises are available on a new lease on terms to be agreed.

Accommodation

The property comprises the following floor areas:-

| | | |
|--------------|------------|-----------|
| Ground floor | 32.83 Sq.m | 353 Sq.ft |
| First floor | 26.30 Sq.m | 283 Sq.ft |

Rent

£14,000 per annum exclusive plus VAT (if applicable) for both floors.

EPC

An EPC has been commissioned and is awaited.

Rates

The Rateable Value from April 2024 is £11,000 for the ground floor and £6,000 for the first floor office premises.

For rates payable please refer to the Local Charging Authority, Welwyn & Hatfield Council – 01707 357000.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Contact

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VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
 - Identification and verification of ultimate beneficial owners
 - Satisfactory proof of the source of funds for the Buyer/Funder/Lessee
- Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >