



**Stimpsons**

36 to 38 High Street, Welwyn, AL6 9EQ

For Sale | 1,196 sq ft

Retail & Residential Investment Opportunity

## Summary

- Price: £595,000
- EPC: B (50)

## Description

The property was constructed approximately 8 years ago by the current owners and comprises a ground floor lock up shop unit and a two storey, two bed flat accessed by a separate private entrance.

The property further benefits from a parking space to the rear and a garage and storeroom located opposite the main property at the rear. This is accessed via the High Street.

The flat is presented in very good decorative condition with good sized double bedrooms located at 1st floor level. The 2nd floor comprises a large open plan kitchen living area with excellent natural light. The flat is let on an Assured Shorthold Tenancy expiring in July 2027 at a rent of £1,600 per calendar month from July 2026.

The ground floor retail unit is let to D&V Family Limited (Co No 11392656) and trades as a nail bar. The unit is let for a term of 10 years from 23rd September 2020, expiring 22nd September 2030. The 2025 rent review has been settled at £17,000 per annum exclusive.

Total annual rental income £36,200 per annum exclusive.

## Location

The property is prominently located fronting the popular and busy village of Welwyn.

The village has a healthy number of retailers, restaurants, pubs and bakers as well as a Tesco Metro. This mix of occupiers means that Welwyn benefits from strong day and nighttime economies.

The village is located just west of the A1(M) at Junction 6, less than 15 minutes drive from the M25.

There are 6 bus routes servicing the High Street.

Welwyn North station is within 1 mile of the property.

## Accommodation

Name	sq ft	sq m
Ground - Retail	421	39.11
1st - Flat	475	44.13
2nd - Flat	300	27.87
<b>Total</b>	<b>1,196</b>	<b>111.11</b>

## Key Points

- Busy and popular village location
- Prominent main road position
- Mixed retail and residential
- Fully let
- Off street parking and garage
- Combined income £36,200 per annum exclusive

## Terms

The property is available for sale freehold subject to the existing tenancies. Further details are available on request.



## Further information

- [View details on our website](#)

## Contact & Viewings



Graham Payne  
| 07801 098096  
graham.payne@stimpsons.co.uk

## Viewings

Viewings are strictly by appointment only with the sole agents Monday to Friday, 9 am to 5 pm and at the convenience of the tenants. Please call 01707 259599.



