



Clinic/Treatment Accommodation

41 High Street

Welwyn, AL6 9EF

Other

TO LET

552 sq ft

(51.28 sq m)

- Newly refurbished
- 2/3 treatment rooms
- Reception/Waiting Room
- Partially fitted
- Kitchenette
- Fully glazed access doors

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Summary

Available Size	552 sq ft
Rent	£35,000 per annum
Business Rates	The landlord will be responsible for payment of business rates.
Service Charge	A service charge (which is be agreed with the landlord) will be payable towards utilities.
VAT	Not applicable. VAT is not charged on the rent
EPC Rating	C (69)

Description

The suite is located on the ground floor within Bridge Cottage Surgery, immediately opposite the main entrance to the building from the High Street.

It comprises a newly refurbished area, accessed by a new fully glazed entrance door, offering a reception/waiting room area with a reception desk, 2 treatment rooms, both fitted with sink unit and over head cupboards, and a kitchenette.

The larger treatment room could be sub divided to create a total of 3 treatment rooms.

Location

Bridge Cottage Surgery is located on the High Street in the heart of Welwyn Village which is an attractive and busy village west of the A1(M) approx. 6 miles south of Stevenage and 6 miles north of Hatfield.

The village amenity is immediate and the A1(M) is less than 1 mile from the property.

Accommodation

The accommodation comprises a newly refurbished suite comprising 552 sq ft arranged as a reception/waiting area, 2/3 treatment rooms and kitchenette.

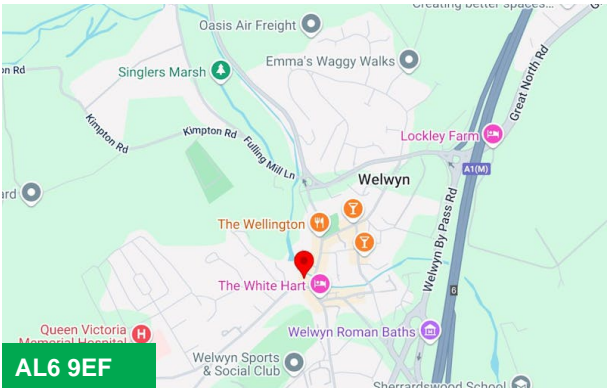
Name	sq ft	sq m	Availability
Ground - Clinic or Treatment Rooms	552	51.28	Available
Total	552	51.28	

Terms

The clinic is available by way of a new internal repairing and insuring lease for a term to be agreed with the ingoing tenant.

Viewings

Strictly by appointment via the Sole Agents, Monday to Friday 9am to 5 pm.



Viewing & Further Information

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

Stimpsons
01923 252188
Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH