

6 High Street | Welwyn | AL6 9EQ

Shop | To Let

Location

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. The High Street is a popular and busy location, offering a range of shops including a Tesco Express, Simmons Bakers amongst many other independent occupiers as well as a number of pubs and restaurants.

Description

The property is arranged over ground floor only with a large sales area, ancillary storage, single WC and office. It benefits from rear loading from the side service road via double doors.

Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width (sales)	4.20 m	13 ft 9 ins
Built depth	26.90 m	88 ft 3 ins
Ground floor total	141.00 Sq.m	1,516 Sq.ft

Terms

The premises are available on a new lease for terms to be agreed, subject to vacant possession.

Rent

£20,000 per annum exclusive plus VAT (if applicable).

EPC

An EPC has been commissioned and is awaited.

Rates

The Rateable Value from April 2023 is £18,500.

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.



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Attractive
Village
Location

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/Enders/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 >