

22 Church Road | Welwyn Garden City | AL8 6PS

Prominent Shop Unit | To Let

Location

The premises is located within Welwyn Garden City town centre close to the Sainsburys supermarket and pay and display car park. Many national retailers are presented in the town including John Lewis department store, Waitrose, Megan's and Giggling Squid amongst many others. The unit is situated on a prominent corner position on Church Road with return frontage to Wigmore South, nearby occupiers Willow charity shop, Burger King, Superdrug and Poundstretcher. The Howard Centre is a short walk away which is the main shopping destination in the town.

Description

The property is arranged over ground only benefiting from a large return frontage. The ground floor comprises of a sales area with a separate storage area with a kitchenette and WC.

Terms

Available on a new lease for terms to be agreed.

Rent

£35,000 per annum exclusive plus VAT (if applicable)

Accommodation

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

Internal width (widest)	11.27 m	36 ft 11 ins
Built depth	8.21 m	26 ft 11 ins
Ground floor total	95.85 Sq.m	1,031 Sq.ft

EPC

An EPC has been commissioned and is awaited.

Rates

The Rateable Value from April 2024 is £30,750.

For more information on Rates Payable please contact the Local Charging Authority – Welwyn & Hatfield Council 01707 357000.

Legal costs

The proposed tenant is to pay a contribution towards the landlord's legal costs, subject to agreement between both parties.



Ollie Elderfield
07548 098881
ollie.elderfield@brasierfreeth.com

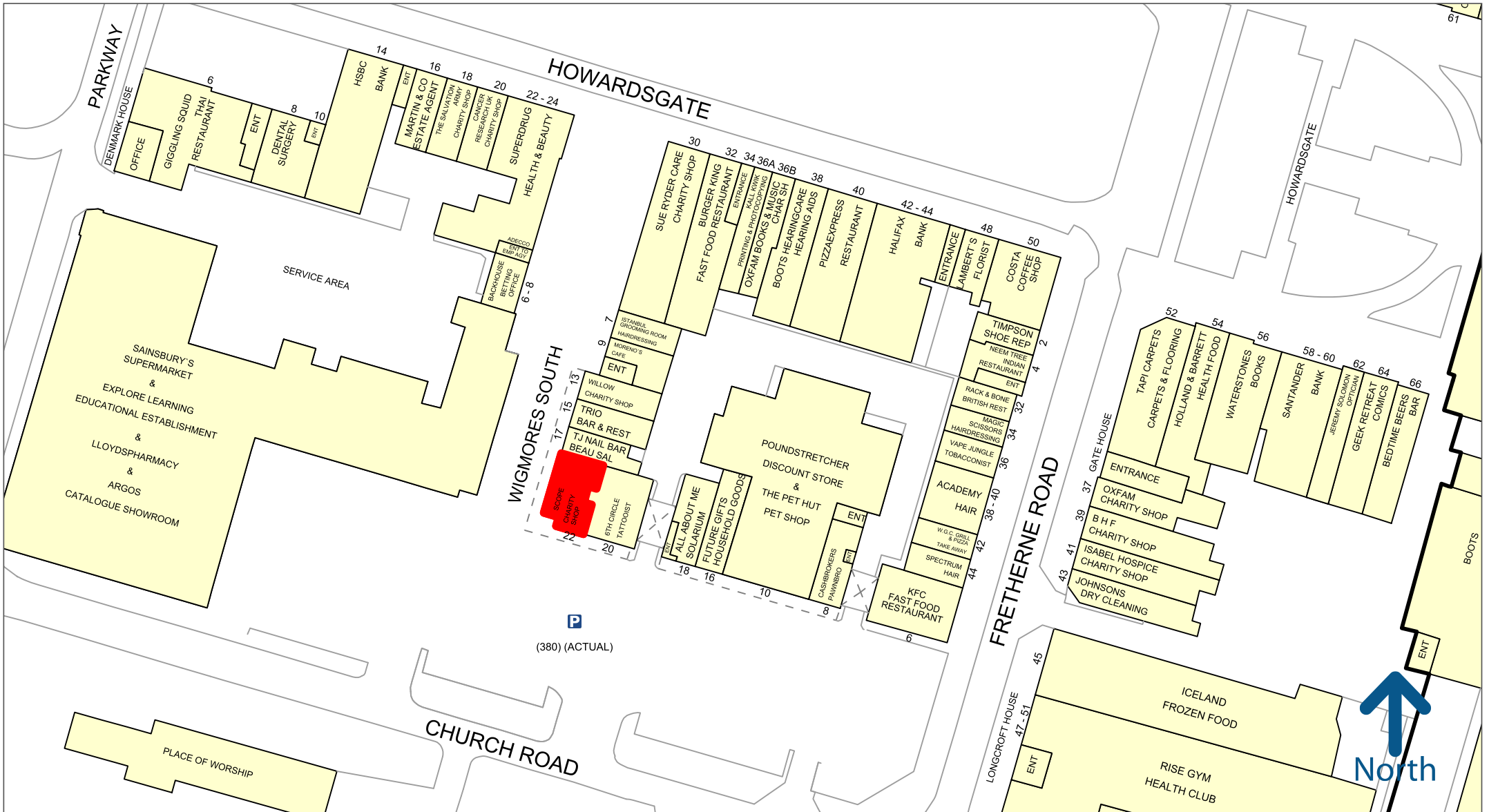
Prominent
Shop
Unit

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/Sellers/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 >



P
(380) (ACTUAL)



50 metres

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