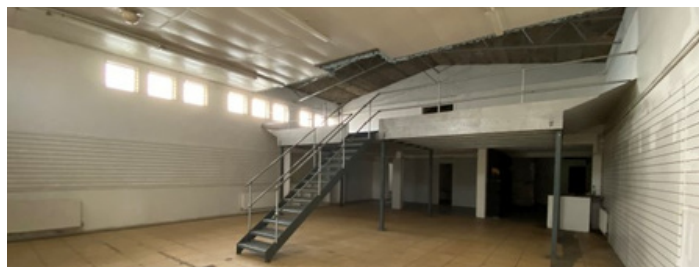




brasierfreeth.com

LARGE LOCK-UP SHOP USE CLASS E (A1/A2/D1) TO LET

20 HALL GROVE
WELWYN GARDEN CITY
AL7 4PH



Location

The premises are located within a neighbourhood retail parade approximately 2.1 miles from Welwyn Garden City town centre. Nearby shops include: Co-op Supermarket, Martin's Convenience Store, Sizzlers Café, Raj of India Takeaway, The Stylist Welwyn and Oakwood Angling.

Description

The property comprises a large two storey lock-up shop with rear loading access. The unit benefits from free on-street parking opposite the shop, making the property well suited for convenience or destination type uses. The property presents with a suspended ceiling in part with strip lighting, a mixture of vinyl/tiled flooring, rear kitchenette and an electric front security shutter. The shop is supplied with three phase power as well as a pre-existing gas supply. The property is offered with Use Class E (A1/A2/D1).

Accommodation

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

Internal width	9.7 m	31 ft
Internal depth	18.7 m	61 ft
Ground Floor	193.7 Sq. m	2,085 Sq. ft
First Floor Stores/Office	77.38 Sq. m	833 Sq. ft

Rent

£20,000 per annum exclusive.

Terms

Available on a new lease from the freeholder upon terms to be agreed.

EPC

Rating D - 80. Details available on request.

Rates

Due to the pandemic, there is ongoing Government support during 2021/22.

The VOA website shows a Rateable Value of £19,000 and for rates payable from 1st April 2021 please refer to the Local Charging Authority, Welwyn Hatfield Borough Council - 01707 357000.

Legal costs

The Tenant is required to contribute a fixed fee of £260 plus VAT towards the Landlord's legal and administrative costs relating to the letting.

VIEWINGS - Strictly by appointment

brasierfreeth.com

Felix Sharman

01442 298810

felix.sharman@brasierfreeth.com

Alex Doyle

01923 205527

alex.doyle@brasierfreeth.com

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. Regulated by RICS.

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 [this link](#) >

