



TO LET

CONTACT

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DAY AND BELL

[11 Dellsome Parade, Welham Green, AL9 7DY](#)



- 59.74 sq m (643 sq ft)
- E (Retail / Commercial) Use
- Full Repairing & Insuring lease available at £11,500 pa
- Situated in the heart of Welham Green, Traders include a supermarket, a Pharmacy, and many independent traders



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Retail Unit – Former Butchers Shop

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Location

Situated in the heart of Welham Green, the property is situated within a local shopping parade. Traders include a supermarket, pharmacy, bakers, Post Office and hair salon. Ample on-street car parking is available. The village of Welham Green is situated approximately 4 miles south of Hatfield and a similar distance north from Potters Bar. The area has reasonable road links to the A1M and M25. Welham Green (Overland) station has frequent services to Central London.

Services

Mains water and electricity are believed to be connected to the subject property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition.

Accommodation

AREA	SQ M	SQ FT
Sales	59.74	643

Tenure

The property is available on a new full repairing and insuring lease for a term of years to be agreed. The proposed rental is £11,500 per annum, subject to five-yearly rent reviews.





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Business Rates

Rateable value - £8,700.

Use

The property has planning consent for E (Retail Use). Applicants should make their own enquiries in relation to the validity of planning consent for their particular use.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Legal Costs

The incoming tenant to be responsible for our client's legal costs in connection with this transaction.

EPC

[Rating D - 76](#)



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