

41 Wigmores North |
Welwyn Garden City | AL8 6PG

Prominent Shop Unit | To Let / May Sell |
Staff Unaware



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Location

The premises is located within Welwyn Garden City town centre opposite the John Lewis department store. Many national retailers are presented in the town including Sainsburys, Waitrose, Megan's and Giggling Squid amongst others. The unit is situated on a prominent corner position in Wigmores North, nearby occupiers include Indigo Sun, Godshaw Jewellers and Ashton Estate Agents. The Howard Centre is a short walk away which is the main shopping destination in the town.

Description

The property is arranged over ground and first floors benefiting from a large return frontage. The ground floor comprises of a large sales area with the first floor housing a sales area, ancillary storage area as well as a kitchenette and WC.

Accommodation

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

Internal width (widest)	14.70 m	48 ft 3 ins
Built depth	9.84 m	32 ft 3 ins
Ground floor sales	129.70 Sq.m	1,396 Sq.ft
1st floor sales & anc	228.90 Sq.m	2,464 Sq.ft
TOTAL AREA	358.60 Sq.m	3,860 Sq.ft

Terms

Available on a new lease for terms to be agreed.

Rent

£65,000 per annum exclusive plus VAT (if applicable)

Alternatively the Freehold is available with a guide price of £850,000 on an unconditional basis with vacant possession.

EPC

Further details available upon request. C 57.

Rates

The Rateable Value from April 2024 is £59,000.

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

Legal costs

Each party to be responsible for their own legal and consultancy costs.



Contact

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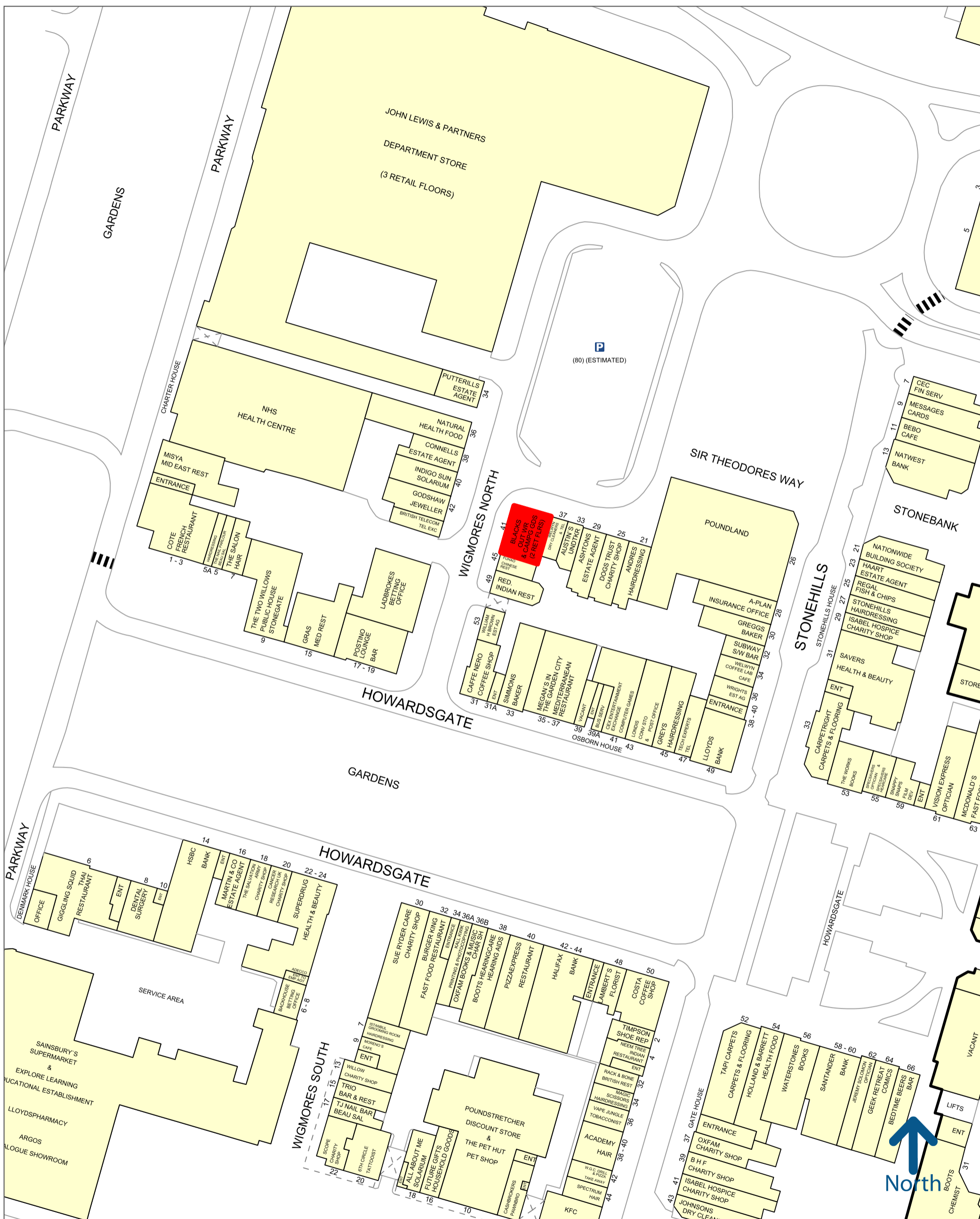
VIEWINGS - Strictly by appointment

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 Buyers/Funders/Lessees

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