

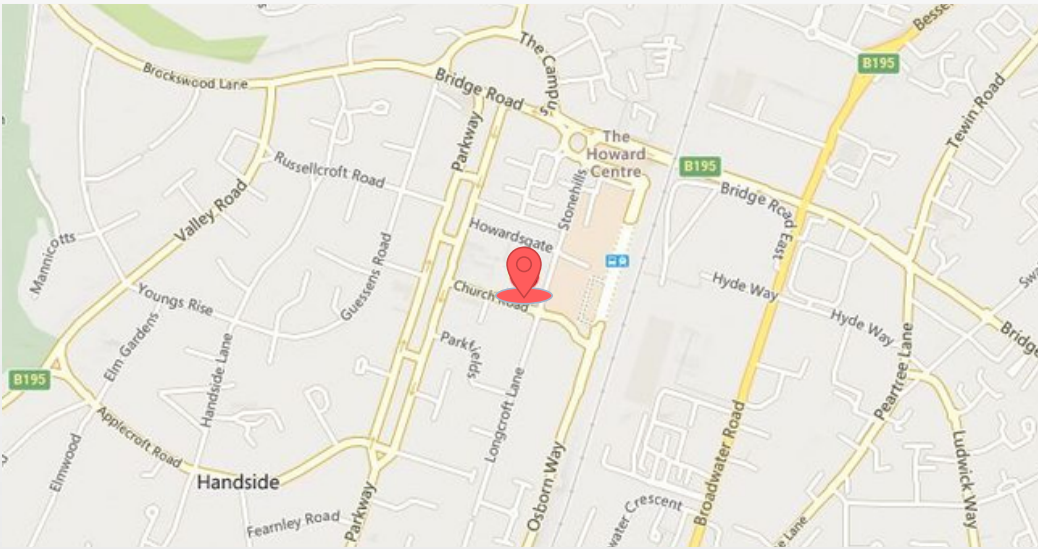
20A Church Road |
Welwyn Garden City |
AL8 6PS

To Let | For Sale



Key features

- Rent fixed at £20,000 pa for the first 2 years (STS)
- Wholly self-contained office suite
- Prime town centre location
- Own ladies & gents WC's
- Kitchen
- Excellent natural light from floor to ceiling windows
- Newly decorated
- No VAT on the rent



For viewings contact

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Or our joint agent:

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20A Church Road | Welwyn Garden City | AL8 6PS

Description

The accommodation comprises a totally self-contained first floor office with its own entrance emerging onto Church Road. It is particularly light and airy and has the benefit of its own WC's and kitchen. There is a pay and display car park directly outside and there is a Sainsburys adjacent, with all other town centre facilities close by. The accommodation also includes a useful, secure storage room at ground floor.

Location

The property is situated on Church Road on the southern side of the town centre a short walk from the mainline station and Howard Centre.

Welwyn Garden City is located in south Hertfordshire, approximately 20 miles north of London and benefits from excellent communications, the A1(M) being adjacent, the M1, 8 miles to the west and the M25, 5 miles to the south. There are excellent train services to London Kings Cross and Moorgate with Underground connections at Finsbury Park. Luton Airport is approximately 14 miles from the property, with Heathrow Airport 54 miles and Stansted Airport 26 miles.

Tenure

The office suite is offered on a new lease for a term by negotiation.

Alternatively, the long lease which is for a term of 999 years from 25th March 1988 is available for purchase.

Term

The suite is offered on a new lease for a minimum term of 5 years at a low rent of £20,000 per annum, fixed for the first 2 years of the term.

Alternatively, the long lease is available for purchase at a price of £460,000.

We are advised by our clients that no VAT is payable.

Accommodation

First floor office		1,770 Sq.ft		164.44 Sq.m
Ground floor storage		122 Sq.ft		11.30 Sq.m
TOTAL		 1,892 Sq.ft		 175.77 Sq.m

These floor areas are approximate and have been calculated on a net internal basis.

Rates

According to The Valuation Office website, www.voa.gov.uk, the property has a rateable value of £29,250, resulting in a payable figure of approximately £13,200 for the year 2023/24.

Interested parties should confirm this figure by independent enquiry.

EPC

The suite has an EPC rating of D 95.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.