

PROMINENT CLASS E
FREEHOLD FOR SALE

WELWYN
GARDEN CITY

13 STONEHILLS

Description

Welwyn Garden City is a planned town in the county of Hertfordshire, situated approximately 20 miles north of London.

Retail in Welwyn Garden City is anchored by its principal town centre and shopping precinct, which combine a mix of high-street, comparison and convenience retail offerings within a compact, pedestrian-friendly core. At the heart of the retail environment is The Howard Centre, a covered shopping centre with around 50–60 retail units housing a range of national and international brands such as Boots, JD Sports, Pandora and H&M, alongside food and beverage outlets and services, and direct access to the town’s main railway station, creating a focal point for both residents and visitors.

The subject property is located opposite the Poundland and part of a block featuring a number of independent tenants. The property is a short walk from the large **John Lewis**. Other notable retailers nearby include **Costa, Gails, Poundland, Loungers, Greggs** and **Nationwide**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The former NatWest premises are arranged as a ground floor banking hall with basement, first and second floors providing the following approximate areas:

Ground Floor Sales	2,265 sq. ft.	(210.43 sq. m)
Basement Ancillary	596 sq. ft.	(55.37 sq. m)
First Floor Ancillary	1,080 sq. ft.	(100.34 sq. m)
Second Floor Ancillary	1,385 sq. ft.	(128.67 sq. m)
Total	5,326 sq. ft.	(495 sq. m)

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£415,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£56,500
UBR (26/27)	0.43p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of E. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



