

4 London Road Welwyn AL6 9EL

To Let

An impressive and prominently positioned Grade II listed Georgian building.

1,243 Sq Ft (NIA) Approx.



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09-6

4 London Road

Wewlyn, AL6 9EL

LOCATION

Welwyn is situated adjacent to J6 of the A1(M) approximately 21 miles north of London close to Welwyn Garden City. There is a mainline station on the London Kings Cross to Edinburgh line at Welwyn North about one mile to the east and at Welwyn Garden City.

Welwyn village is an attractive working environment with available car parking and a selection of local shops and a variety of public houses and restaurants.

The property is prominently located opposite the White Hart Public House and is within level walking distance of the attractive village.

DESCRIPTION

This attractive and self-contained three storey building has until recently been used as offices.

It has an individual style with rooms arranged at ground, first and second floor level.

A number of period features including exposed beams, feature fireplaces and a range of interesting room layout details enhance the accommodation.

There are toilets and a kitchen on the ground floor and gas fired radiators throughout.

The property has recently been redecorated and recarpeted by the landlord.

There is parking for 2 cars in a small private shared courtyard at the rear.

APPROXIMATE FLOOR AREAS (NET)

Ground Floor	546 Sq Ft
First Floor	580 Sq Ft
Second Floor	127 Sq Ft
Total	1,253 Sq Ft

BUSINESS RATES

According to the Valuation Office Agency website (www.voa.gov.uk). The indicated rateable value assessment is £14,000.

Amount payable 48.0% (Y/e 31/3/2019). A further discount may be available if this is the occupiers only commercial property.

ENERGY PERFORMANCE CERTIFICATE

Available shortly.

TERMS

Available to let on a flexible new lease for a term to be agreed.

Rent £19,750 per annum.

All terms are subject to VAT where applicable.

AVAILABILITY

Immediate upon completion of legal formalities.

INSPECTION

For further information please contact Davies & Co on 01707 274237.

NOTE

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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