Stimpsons



Retail Units with Planning Potential

23A & 23B Station Road

Digswell, Welwyn, AL6 0DU

Retail

FOR SALE

1,123 sq ft

(104.33 sq m)

- Prominent road frontage
- Established retail location
- Customer parking
- Rear loading
- Retail & Class E Uses

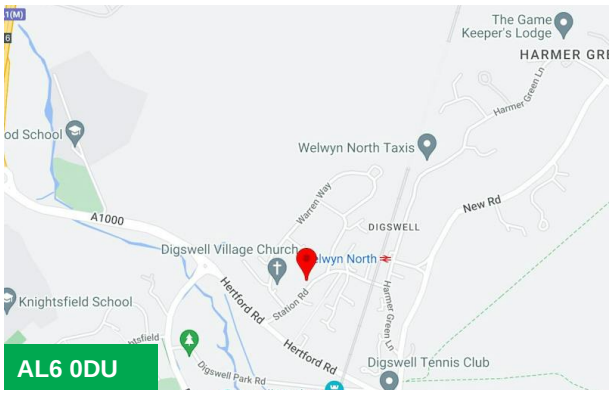
23A & 23B Station Road, Digswell, Welwyn, AL6 0DU

Summary

Available Size	1,123 sq ft
Price	£399,950
Business Rates	For further information on rate payable from April 2023 please contact local council
VAT	To be confirmed
EPC Rating	C (60)







Description

The property comprises a rarely available retail opportunity comprising two retail units less than 100m from Welwyn North Station, adjacent to a long established parade of retail units. Other occupiers include a hair dressers, Reiki and wellness clinic, interior designer and the Cowper Arms public house.

The buildings and land to be sold are as per the black outline on the site plan.

Two retail units are offered together for sale as a single plot to include parking to the front and a loading/staff parking area to the rear of the property.

The building is offered for sale on a freehold basis with vacant possession and would be of interest to owner occupiers, investors or developers.

Location

Welwyn is located on the northern outskirts of Welwyn Garden City, approx. 1 mile from Junction 5 of the A1(M), 13 miles from M25 (J21).

Station Road is located directly off the B197, which links the A1 with the A10 via Hertford, and benefits from a high level of passing traffic.

Welwyn North station offers a fast, electrified connection between London Kings Cross and Edinburgh.

Accommodation

The accommodation comprises two ground floor lock up retail units with a total floor area of:

Name	sq ft	sq m	Availability
Ground	1,123	104.33	Available
Total	**1,123**	**104.33**	

Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

Terms

The property is offered on a freehold basis with vacant possession at £399,950 exclusive

Viewing & Further Information

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Stimpsons

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