

60A BRIDGE ROAD EAST



Welwyn Garden City  
Hertfordshire  
AL7 1JU



**FOR SALE.**

**DEVELOPMENT OPPORTUNITY OR OWNER OCCUPIER SALE OF  
GROUND FLOOR BUSINESS SUITE**

937 SQ FT (95.78 SQ M)



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## Location

Welwyn Garden City has a population of about 48,380 people (Census 2011) and is located in southern Hertfordshire, approximately 20 miles north of London. It benefits from good 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 an electric train service to Moorgate. The nearest mainline InterCity Station is at Stevenage, 7 miles to the north. The airports at Luton, Heathrow, Stansted and Gatwick are all within easy travelling distance.

The property is located fronting onto Bridge Road East, a 13-minute walk from the town's station.

## Description

The property offers ground floor office space along with additional mezzanine. The suite has been divided into two offices via a stud wall and can be opened if required.

The front access is shared with 4 residential flats at first floor level and the kitchen and WCs for the ground floor office are located at reception.

There are parking spaces at the rear.

## Accommodation

The approximate net useable areas are as follows:

### Office A

Ground floor	420 sq ft	39.01 sq m
Mezzanine	262 sq ft	24.34 sq m

### Office B

Ground floor	255 sq ft	23.69 sq m
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### Total

Total net useable area	937 sq ft	87.04 sq m
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The above areas have been provided by the landlord.

## Tenure

The property is available for sale on a long leasehold of 999 years.

Tenants of Office B currently occupy the property at a rent of £7,560 pa inclusive on a rolling lease with either party ability to serve notice on 3 months' notice.

Office A is currently occupied by Home Extension Designs at a rent of £18,000 per annum inclusive. Vacant possession can be provided.

Alternatively, the freehold could be made available.

## Planning

The property has prior approval for the change of use of ground and first floor office building to six residential flats received January 2014. Planning number N6/2014/0091/OR. Please seek further information from Welwyn Hatfield planning department.

## Price

£295,000 exclusive of VAT

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £11,500 for Office A and £6,800 for Office B. The UBR for 2024/25 is 54.6p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



### Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



**Brown & Lee Commercial Property Consultants LLP**

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

| Ref no:

