



Prominent Retail and Residential Premises For Sale with Vacant Possession

29 and 29A High Street

Welwyn, AL6 9EE

Residential, Retail

FOR SALE

1,687 sq ft

(156.73 sq m)

- Prominent high street position in Welwyn village
- Retail (Use class E) to the ground floor
- Self contained two bedroom flat first floor
- No VAT payable
- Grade II Listed
- 3 parking spaces

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Summary

Available Size	1,687 sq ft
Price	£850,000
Rates Payable	£4,640.70 per annum
Rateable Value	£9,300
VAT	Not applicable
EPC Rating	Upon enquiry

Description

The property comprises a ground floor retail unit that would suit a variety of uses, subject to planning, due to its configuration.

The 1st floor comprises a self contained two bed flat with kitchen, shower room and lounge which is presented in excellent order.

Both parts of the property will be sold with vacant possession.

Location

The property occupies a prominent position within Welwyn Village's busy and popular high street.

Accommodation

The accommodation comprises the following areas:

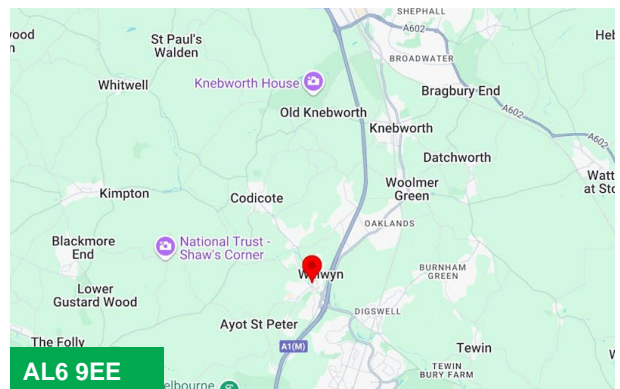
Name	sq ft	sq m
Ground - Retail	785	72.93
1st - Residential	910	84.54
Total	1,695	157.47

Viewings

Viewings strictly by appointment with Stimpsons. It is requested by the vendor that interested parties do not enquire within the shop.

Terms

The property is for sale freehold with vacant possession.



Viewing & Further Information

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