

TO LET

RESTAURANT

Jessop & CO



12 High Street, Welwyn, AL6 9EQ

- Rare restaurant opportunity
- Prosperous Hertfordshire village
- Existing extraction & hood
- Long established restaurant premises
- Potential to extend to the rear

12 High Street, Welwyn, AL6 9EQ

LOCATION

Welwyn is a prosperous and attractive village located approximately 1.5 miles (2.5km) north of Welwyn Garden City and immediately adjacent to the A1(M) Motorway (J6). Stevenage is located 5 miles (8km) to the north whilst central London is 23 miles (37km) to the south.

The village has a resident population in the order of 8,500.

Retailers in the village include Tesco (adjacent), Simmons Bakers and numerous independent retailers and restaurant operators.

SITUATION

The property is situated on the east side of the High Street at its junction with Mimram Road and occupies a prominent corner location having the benefit of a return frontage. The property lies within a conservation area.

There is free on-street car parking along High Street and public car parks close by.

DESCRIPTION

The property comprises a character two storey restaurant arranged to provide dining areas on ground and first floor with kitchen and toilet facilities to the rear of the ground floor. To the rear is a large yard accessed from Mimram Road.

Planning permission was granted on 10th December 2018 for the construction of a two storey rear extension. Whilst this planning consent has since lapsed, it does demonstrate the possibility of extending the property to the rear.

FLOOR AREA

Ground Floor Dining Area: 419 sq ft (38.93 sq m)
Ground Floor Kitchen: 145 sq ft (13.48 sq m)
First Floor Dining Area: 439 sq ft (40.79 sq m)

Total: 1,003 sq ft (93.20 sq m)

All floor areas are in accordance with the RICS Code of Measuring Practice.

RATING

The property has a Rateable Value of £15,250.

Please note this is not the amount of rates payable.

EPC

C (54).



RENT

The property is available at a rent of £40,000 per annum excluding VAT.

TERMS

Available to let on a new full repairing & insuring lease.

A rent deposit will be required.

LEGAL COSTS

The ingoing tenant is to contribute to the landlord's reasonable legal costs.

VAT

VAT is applicable.

For viewings and further information please contact the sole agent:

Paul Jessop MRICS

Jessop & Co

01582 346110

paul@jessopco.co.uk

Misrepresentation Act

Jessop & Co Ltd for themselves and the vendors or lessors whose agents they are, give notice that these particulars are for general guidance only and do not constitute any part of any offer or contract. All descriptions, dimensions, distance or area given or any reference made to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Jessop & Co Ltd has any authority to make or give any representation of warranty whatever in relation to this property. Any price or rent quoted might be subject to VAT and any prospective purchaser or tenant must satisfy themselves concerning the correct VAT position. We have not been able to test any services or installations and is advised that interested parties arrange for qualified persons to check them before entering to any commitment. Jessop & Co Ltd will not be liable in negligence or otherwise for any loss arising out of the use of these particulars. Feb 2024.