

Lot 26, 13 Stonehills, Welwyn Garden City,

AL8 6ND

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Freehold Former Bank Opportunity with Immediate Asset Management Opportunities

www.acuitus.co.uk

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Property Information

Freehold Former Bank Opportunity with Immediate Asset Management Opportunities

- Vacant former bank building
- Prominent position in town centre
- Approx. 421.20 sq. m. (4,534 sq. ft.) arranged over basement, ground, first and second floors
- Upper floors offer potential for residential conversion (subject to planning)
- Nearby occupiers include John Lewis, Waitrose, Sainsbury's, Boots, Poundland (opposite) WHSmith, Costa Coffee, Gail's, Greggs, Loungers and Nationwide
- Not elected for VAT

Lot

26

Auction

17th September 2026

Vacant Possession

Status

Available

Sector

Retail, Bank, Development

Auction Venue

Live Streamed Auction

On Behalf of NatWest Bank

Location

Miles

20 miles north of Central London, 7 miles north-east of St Albans, 6 miles west of Hertford

Roads

A1(M), A414, A1000

Rail

Welwyn Garden City Railway Station (direct services to King's Cross in approx. 25 minutes)

Air

London Luton Airport, London Stansted Airport

Situation

The property is prominently situated on the north side of Stonehills in Welwyn Garden City town centre, close to its junction with Howardsgate and immediately adjacent to the town's principal retailing area. The property benefits from being within walking distance of Welwyn Garden City Railway Station and The Howard Centre. Nearby occupiers include John Lewis, Waitrose, Sainsbury's, Boots, Poundland (opposite) WHSmith, Costa Coffee, Gail's, Greggs, Loungers, Nationwide and a range of independent businesses.

Tenure

Freehold.

EPC

Band E.

Description

The property comprises a former bank building arranged over the ground floor with ancillary commendation in the basement and on the first and second floors.

VAT

Not Elected for VAT

Note

This sale is conditional and is subject to confirmation by the Seller. Please see further details within the Special Conditions of Sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq. ft.	Possession
Basement	Ancillary	32.00	(344.44)	VACANT
Ground	Former Bank	190.30	(2,048)	
First	Ancillary	94.10	(1,013)	
Second	Ancillary	104.80	(1,128)	
Total		421.20	(4,534)	

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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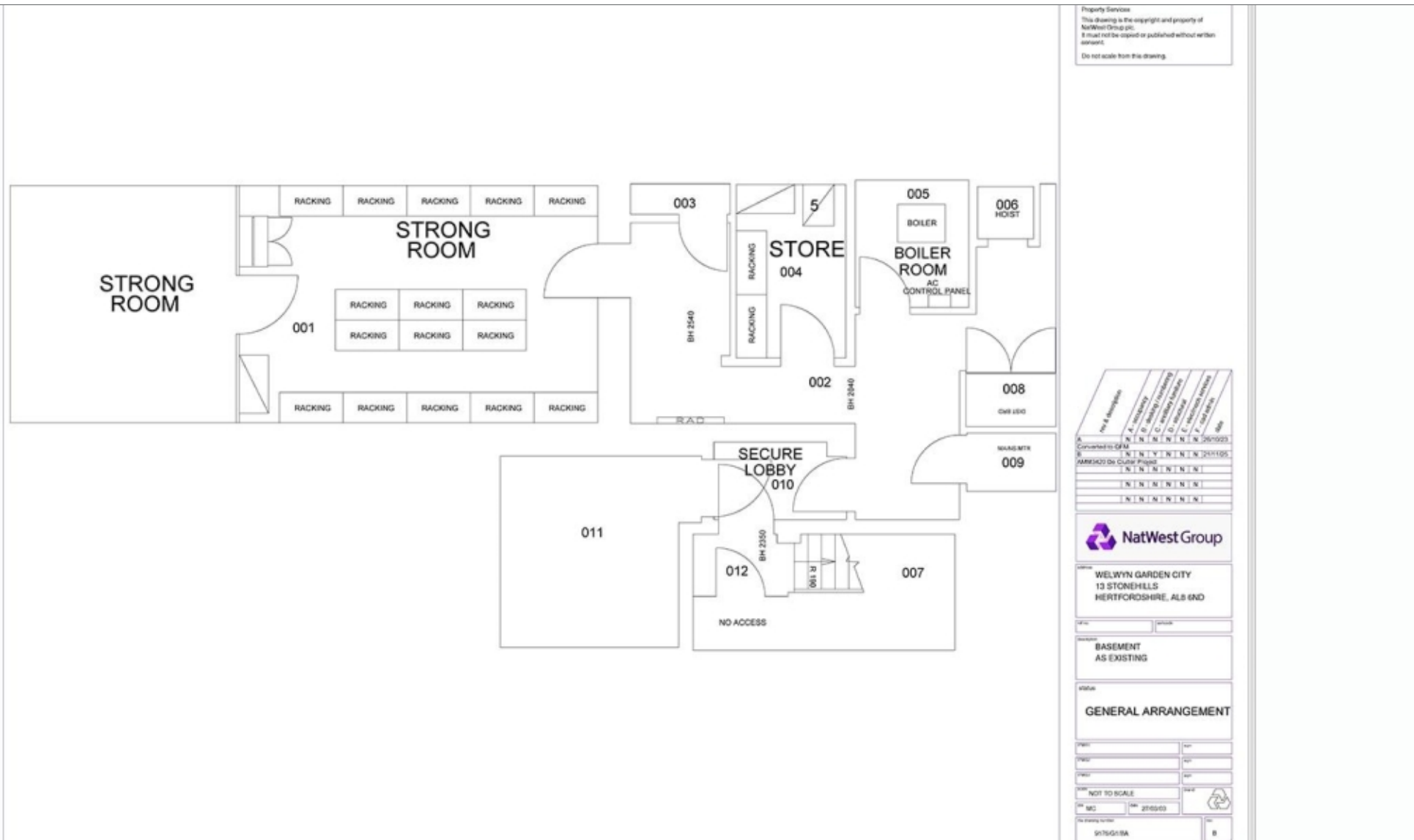
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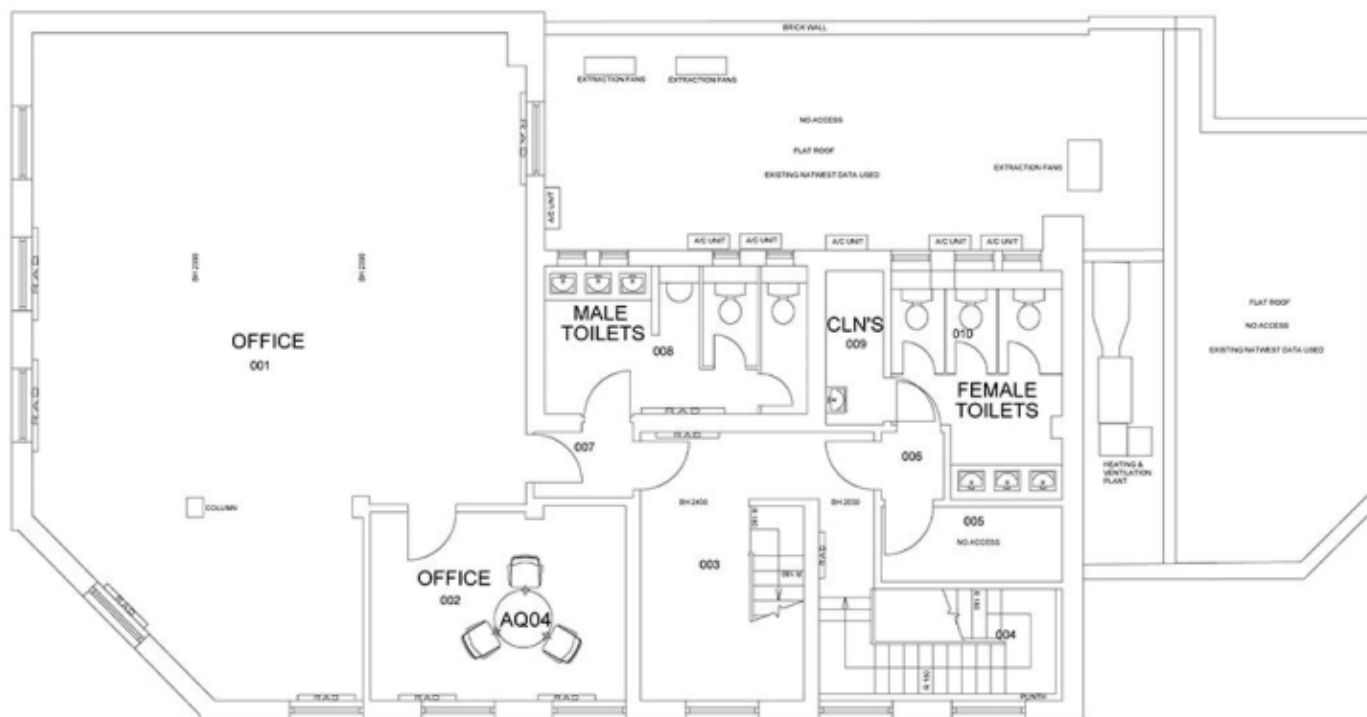


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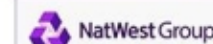


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	no. A. elongatio	A. accuracy	B. shuffling / random	C. arbitrary / random	D. structural	E. molecular / random	F. total / random
A	N	N	N	N	N	N	25/20
B	Converted to QM	N	N	N	N	N	25/20
C	AMR1420 De Cluster Project	N	N	N	N	N	
D		N	N	N	N	N	
E		N	N	N	N	N	
F		N	N	N	N	N	



WELWYN GARDEN CITY
13 STONEHILLS
HERTFORDSHIRE, AL5 5ND

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**FIRST FLOOR
AS EXISTING**

506

GENERAL ARRANGEMENT

200	100
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7852	875
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NOT TO SCALE

182 27-0000

10	11	12
13	14	15

[illegible]

Alternative	0
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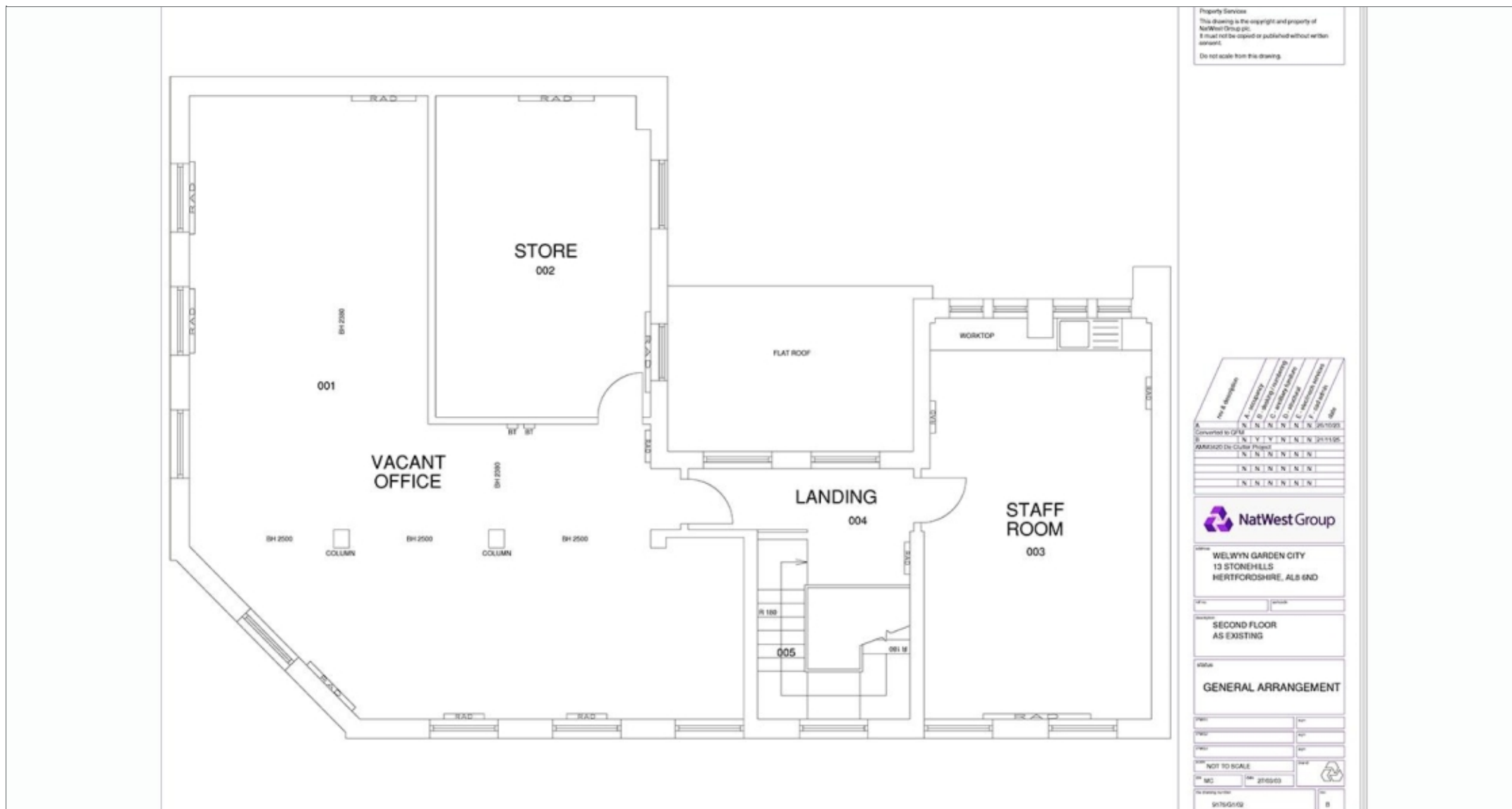
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Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

DLA Piper UK LLP
City Square House, 11 Wellington Street
Leeds
LS1 4DL

Courteney Jowett
0113 360 1149
courteney.leigh.jowett@dlapiper.com

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2024