

PRIME CLASS E OPPORTUNITY WELWYN GARDEN CITY UNIT 1 THE HOWARD CENTRE

Description

Welwyn Garden City is located in Hertfordshire, 20 miles north of London. It was the second garden city in England and therefore benefits from many physical, social and cultural advantages.

The Howard Centre provides over 230,000 sq. ft. of retail and leisure accommodation over two floors with direct access into the train station. The carpark within the centre provides 750 parking spaces. Notable occupiers within the scheme include **H&M, JD Sports, Fat Face, Muffin Break** and **Accessorize**. F&B brands in the City include **Cote, Loungers, Megans** and **Giggling Squid**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The unit is arranged over ground floor providing the following area:

Ground Floor 1,226 sq. ft. (113.89 sq. m)

Lease

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rent

£55,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £14,022 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£39,750
UBR (24/25)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Nicole de Blaquiere 07789 478916
nicole.deblaquiere@greenpartners.co.uk

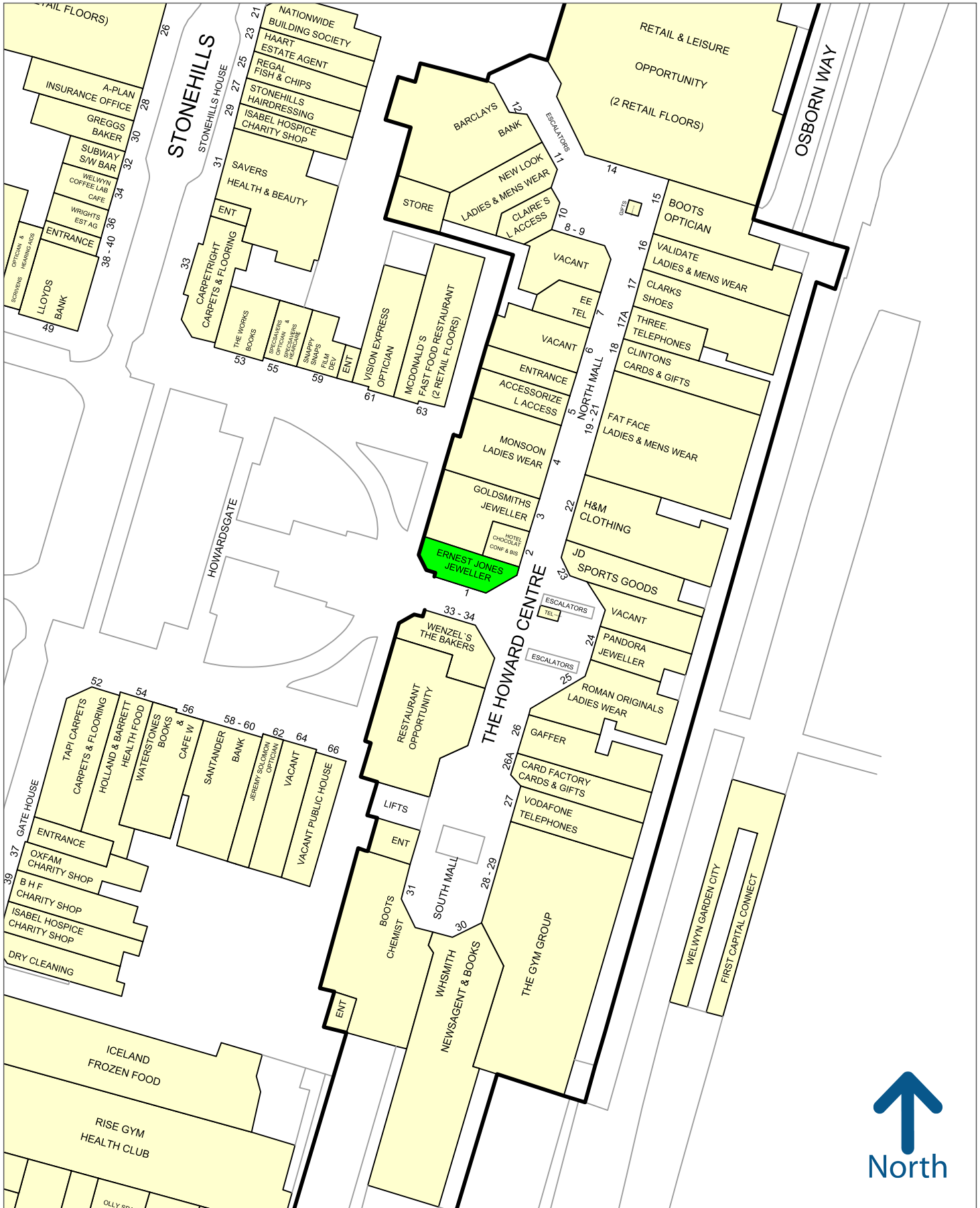
Matt Beardall 07912 746923
matt.beardall@greenpartners.co.uk

Or, **Savills**, contacting:

Michael Lockhart 07779 248780
michael.lockhart@savills.com

Ryan Simpson 07812 686388
ryan.simpson@savills.com

Subject to Contract



50 metres

Experian Goad Plan Created: 31/05/2024
Created By: Green and Partners



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