

CLASS E MSU OPPORTUNITY WELWYN GARDEN CITY UNIT 14 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**. **The Gym Group** will be opening in June 2024.

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

Accommodation

Following landlord's works the unit will be subdivided to provide a ground floor unit with dedicated basement servicing.

Ground Floor GIA 20,054 sq. ft. (1,863 sq. m)

Lease

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

Rent

Upon application.

Service Charge

The estimated service charge for this proposed demise is £135,000 per annum.

Business Rates

The unit will need to be reassessed by the Valuation Office upon completion of the works. However, we have been advised an RV estimate is £158,000.

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

EPC

The property has an EPC rating of C 63. 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:

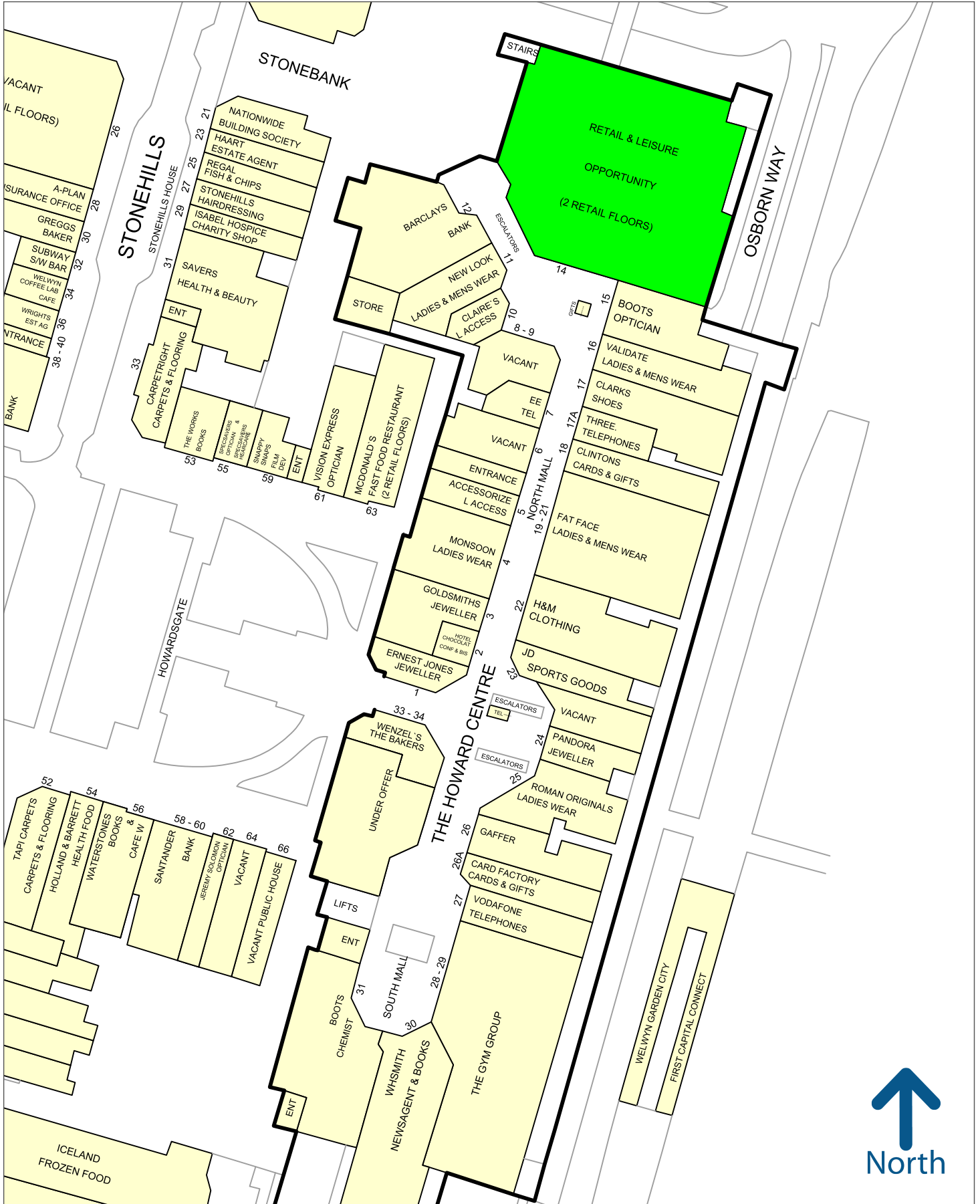
Michael Lockhart 07779 248780

michael.lockhart@savills.com

Ryan Simpson 07812 686388

ryan.simpson@savills.com

Subject to Contract



50 metres

Experian Goad Plan Created: 03/06/2024
Created By: Green and Partners



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