PRIME CLASS E OPPORTUNITY WELWYN GARDEN CITY UNIT 23A, 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 **Hotel Choc**. 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:

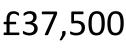
Ground Floor

1,442 sq. ft. (133.966 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



per annum

Service Charge

The current service charge for the financial year is £18,558 per annum.



Business Rates

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

Rateable Value	£36,000
UBR (23/24)	0.499p

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

EPC

The property has an EPC rating of C 68. 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:

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

Sophie Marich 07375 625623 sophie.marich@greenpartners.co.uk

Or, Savills, contacting:

Michael Lockhart 07779 248780 michael.lockhart@savills.com

Ryan Simpson07812 686388ryan.simpson@savills.com

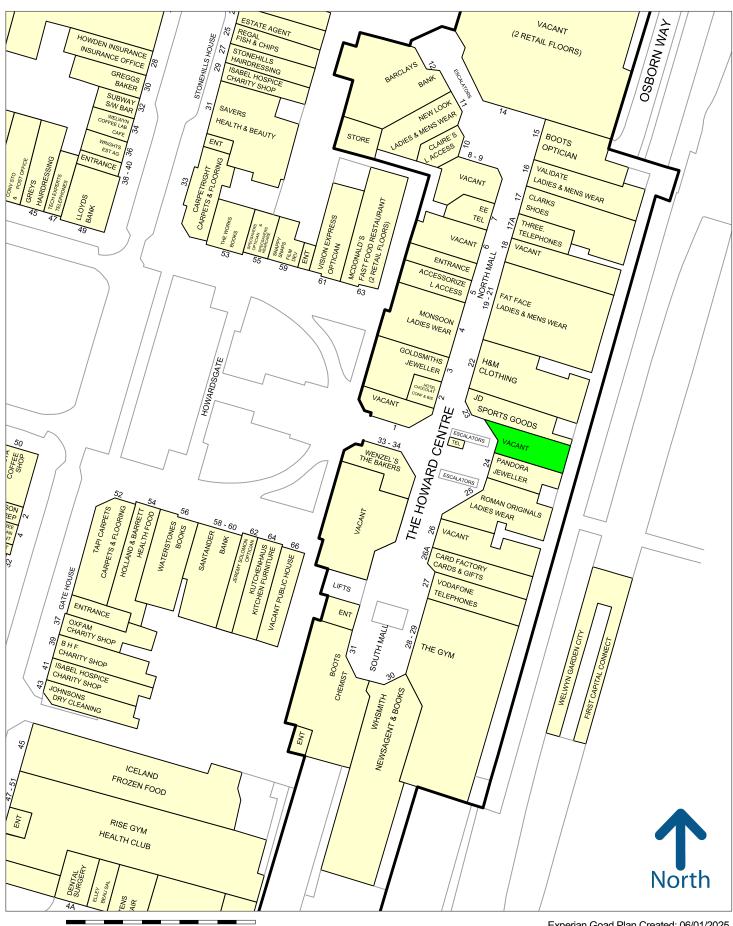
Subject to Contract

green&partners

020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.





50 metres

Ordnance Survey Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366

Experian Goad Plan Created: 06/01/2025 Created By: Green and Partners

For more information on our products and services: www.experian.co.uk/business-products/goad | salesG@uk.experian.com