SHOP TO LET

WELWYN GARDEN CITY
THE HOWARD CENTRE
UNIT 41

LOCATION:

Welwyn Garden City is located in Hertfordshire and has a primary catchment population of 147,000. The Howard Centre provides approximately 230,000 sq. ft of retail accommodation and benefits from a 750 space car park as well as direct entry to Welwyn Garden City train station.

The subject property is located on the first floor of the Howard Centre, adjacent to Julian Graves & Muffin Break, whilst in proximity to national retailers including Marks & Spencer, O2, Starbucks, Sports Direct & The Entertainer. Please refer to the attached copy of the Street Trader’s Plan.

ACCOMMODATION:

Internal Width                      22 ft 11         6.98 m
Shop Depth                         45 ft 8          13.93 m
Net Sales Area              871 sq. ft       80.9 sq. m

TENURE:

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

RENT:

The premises are available at a commencing rental of £35,000 per annum exclusive.

SERVICE CHARGE:

The current service charge is approximately £9,100 per annum exclusive.

BUSINESS RATES:

We have been informed by the Local Rating Authority that the following Rateable Value applies:

Rateable Value                     £37,250
Rates Payable (12/13)               £17,061

EPC:

An EPC is available upon request.

COSTS:

Each party is to be responsible for their own costs.

AVAILABILITY:

The premises are available subject to vacant possession.

VIEWING:

By appointment with the joint agents, contacting:

Green & Partners
Paul Cooper
020 7659 4848
paul.cooper@greenpartners.co.uk
Matt Beardall
020 7659 4836
matt.beardall@greenpartners.co.uk
Lunson Mitchenall
Stuart White / Jack Mackinnon
020 7478 4950

Subject to Contract