

PRIME CLASS E OPPORTUNITY WELWYN GARDEN CITY UNIT 41 HOWARD CENTRE

Description

Welwyn Garden City is a modern town located in Hertfordshire, 20 miles north of London. It was the second garden city in England, benefitting from the physical, social and cultural planning ideas which come with this.

The Howard Centre provides over 230,000 sq. ft. of retail and leisure accommodation over two floors. The scheme is served by a 750 space car park. Welwyn Garden City train station is accessed from within the scheme, providing regular services to London and Cambridge.

Notable occupiers including **H&M**, **JD Sports**, **Fat Face** and **WH Smith**. Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor, providing the following area:

Ground Floor 871 sq. ft. (80.91 sq. m)

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, and subject to 5 yearly upwards only rent review.

Rent

£17,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £10,068 per annum.

Subject to Contract



Business Rates

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

Rateable Value	£15,750
UBR (23/24)	0.499p

All parties are to 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

Strictly via appointment through joint agents, **Green & Partners**, contacting:

Nicole de Blaquiere **07789 478916**

nicole.deblaquiere@greenpartners.co.uk

Matt Beardall **07912 746923**

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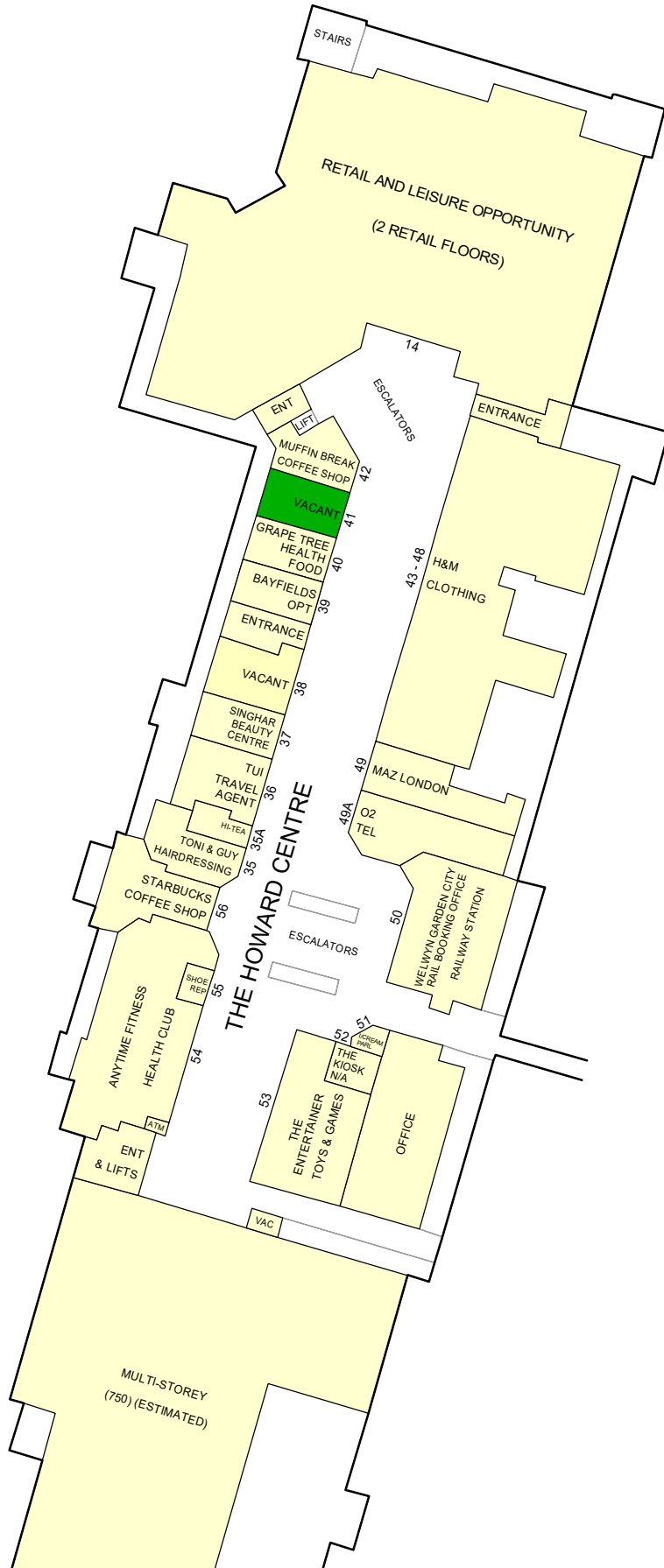
Or, **Savills**, contacting:

Michael Lockhart **07779 248780**

michael.lockhart@savills.com

Ryan Simpson **07812 686388**

ryan.simpson@savills.com



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