

PRIME CLASS E OPPORTUNITY WELWYN GARDEN CITY UNIT 8/9, 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 1,574 sq. ft. (146.2 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

Upon application.

Service Charge

The current service charge for the financial year is £16,685 per annum.



Business Rates

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

Rateable Value £45,750 **UBR (25/26)** 0.4999p

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

EPC

The property has an EPC rating of C 58. 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

Ben Sykes 07572 075103

ben.sykes@greenpartners.co.uk

Or, Savills, contacting:

Michael Lockhart 07779 248780

michael.lockhart@savills.com

Ryan Simpson 07812 686388

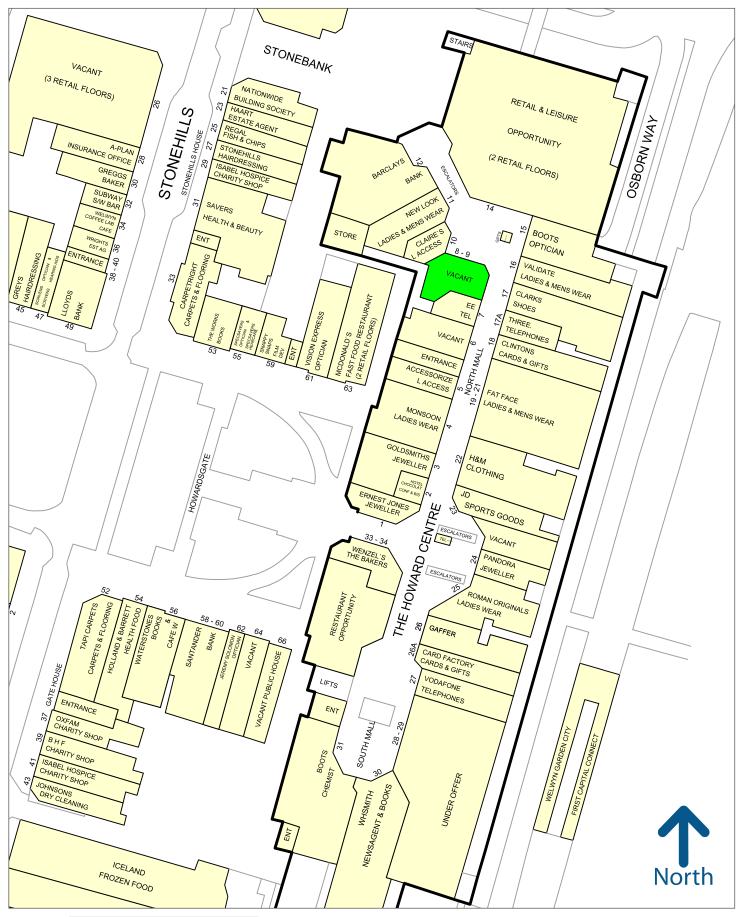
ryan.simpson@savills.com

Subject to Contract











Experian Goad Plan Created: 07/02/2024 Created By: Green and Partners

