

PRIME SHOP TO LET

WELWYN GARDEN CITY

UNIT 23A

THE HOWARD CENTRE

Description

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.

Notable retailers include **Marks & Spencer, TopShop, Accessorize, H&M, Fat Face, Next, Pandora, Goldsmiths, Ernest Jones, Carphone Warehouse, WH Smith** and **Boots**. The centre benefits from an annual footfall of over 7.5 million.

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

Accommodation

The unit is arranged over ground, providing the following net internal floor areas:

Internal Width	22 ft	(6.7 m)
Shop Depth	75 ft 10 ins	(23.14 m)
Ground Floor Sales	1,442 sq. ft.	(134.01 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

£60,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £16,089 per annum.

Business Rates

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

Rateable Value	£48,750
UBR (20/21)	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 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

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

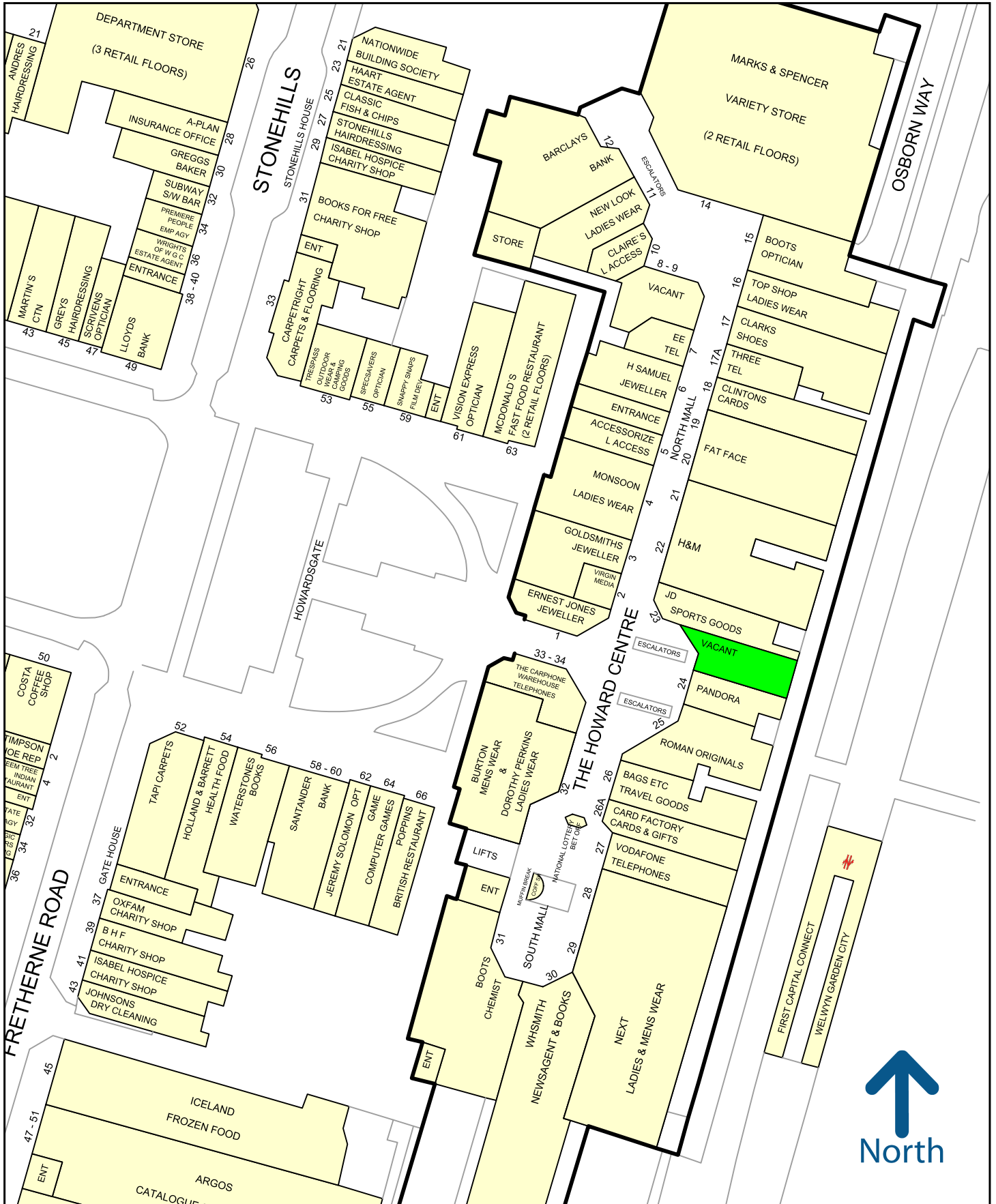
Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Or, **Savills**, contacting:

Moira Hamilton 020 7409 8156

Subject to Contract



50 metres

Experian Goad Plan Created: 30/04/2018
Created By: Green and Partners

