

PRIME SHOP TO LET

WELWYN GARDEN CITY

UNIT 32

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 premises are arranged on ground floor only and offer the following approximate areas and dimensions:-

Frontage (to Mall)	65 ft.	(20 m)
Depth	63 ft.	(19.3 m)
Ground Floor NIA	4,804 sq. ft.	(446 sq. m)

Subdivision

It would be viable to create two units and subject to investigation each unit would offer:

Unit 32	3,780 sq. ft.	(351 sq. m)
Unit 32A	1,000 sq. ft.	(92 sq. m)

Indicative plans are available upon request.

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 £30,000 per annum exclusive.

Business Rates

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

Rateable Value	£99,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of C 65. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

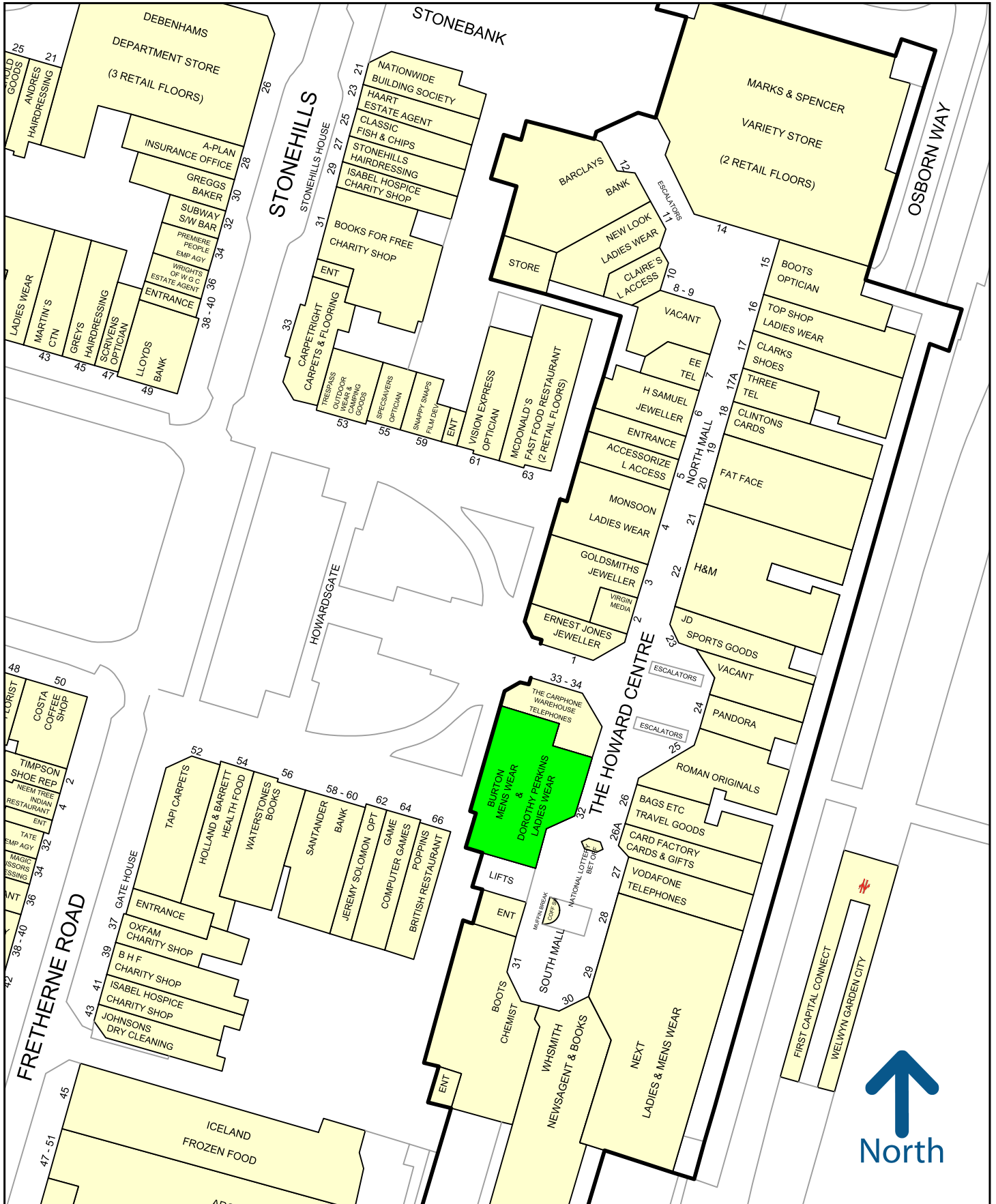
Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

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
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Subject to Contract



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

