

PRIME CLASS E OPPORTUNITY WELWYN GARDEN CITY UNIT 38 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. The scheme is well located in the centre of town. The cities train station is accessed from within the scheme, providing regular services to London with a journey time of 22 minutes. 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**.

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:-

Ground Floor NIA 1,112 sq. ft. (103.30 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

£20,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £12,600 per annum.

Subject to Contract



Business Rates

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

Rateable Value	£20,500
UBR (25/26)	0.499p

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

EPC

The property has an EPC rating of C 64. A full report is available upon request.

Legal Costs

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

Availability

The premises are available subject to vacant possession.

Viewing

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

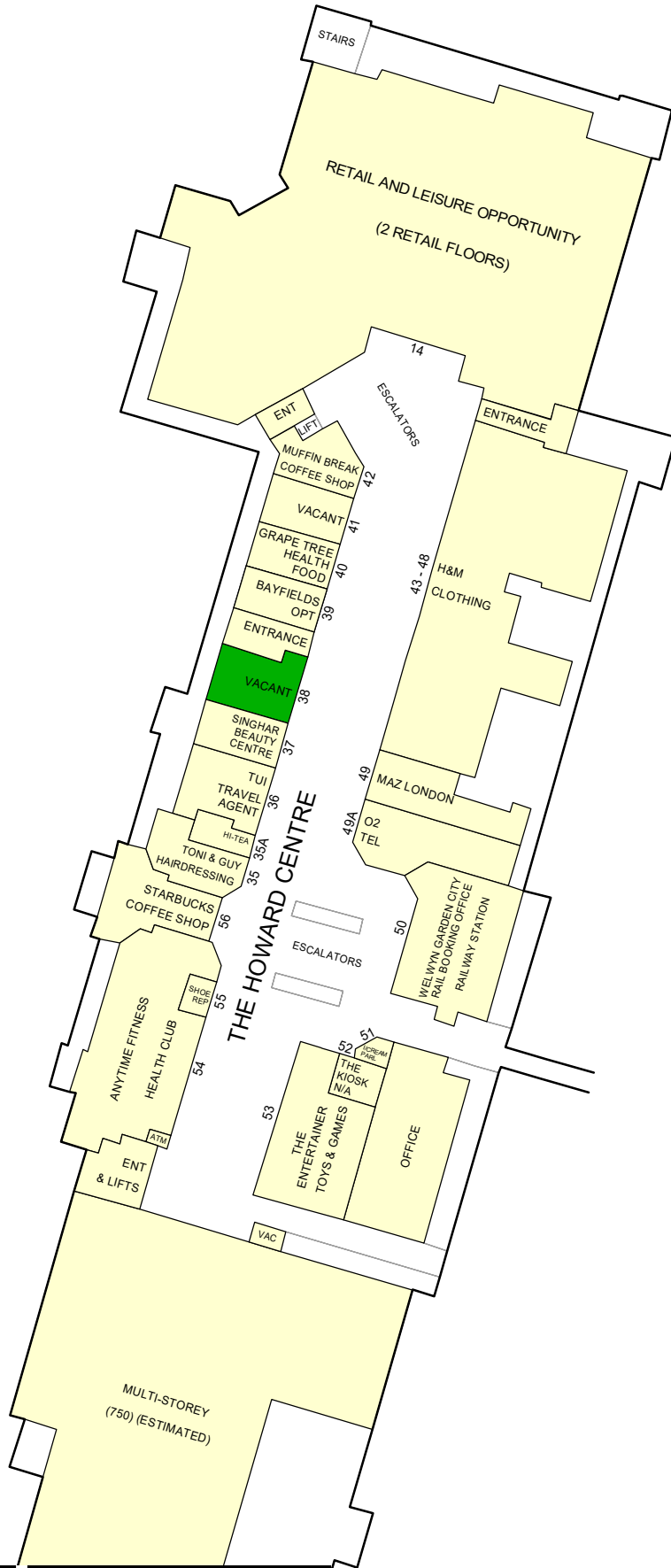
Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

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




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