

# PRIME SHOP TO LET

## WELWYN GARDEN CITY

### UNIT 49

### 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. The centre benefits from an annual footfall of over 7.5 million.

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:-

<b>Internal Width</b>	23 ft. 3 ins	(7.1 m)
<b>Shop Depth</b>	52 ft. 5 ins	(16 m)
<b>Net Sales Area</b>	999 sq. ft.	(92.8 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

## £27,500

per annum exclusive.

#### Service Charge

The current service charge for the financial year is £10,560 per annum.

#### Business Rates

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

<b>Rateable Value</b>	£27,750
<b>UBR (20/21)</b>	0.499p

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

#### EPC

The property has an EPC rating of D 89. 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

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

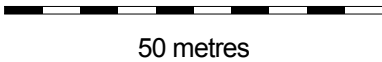
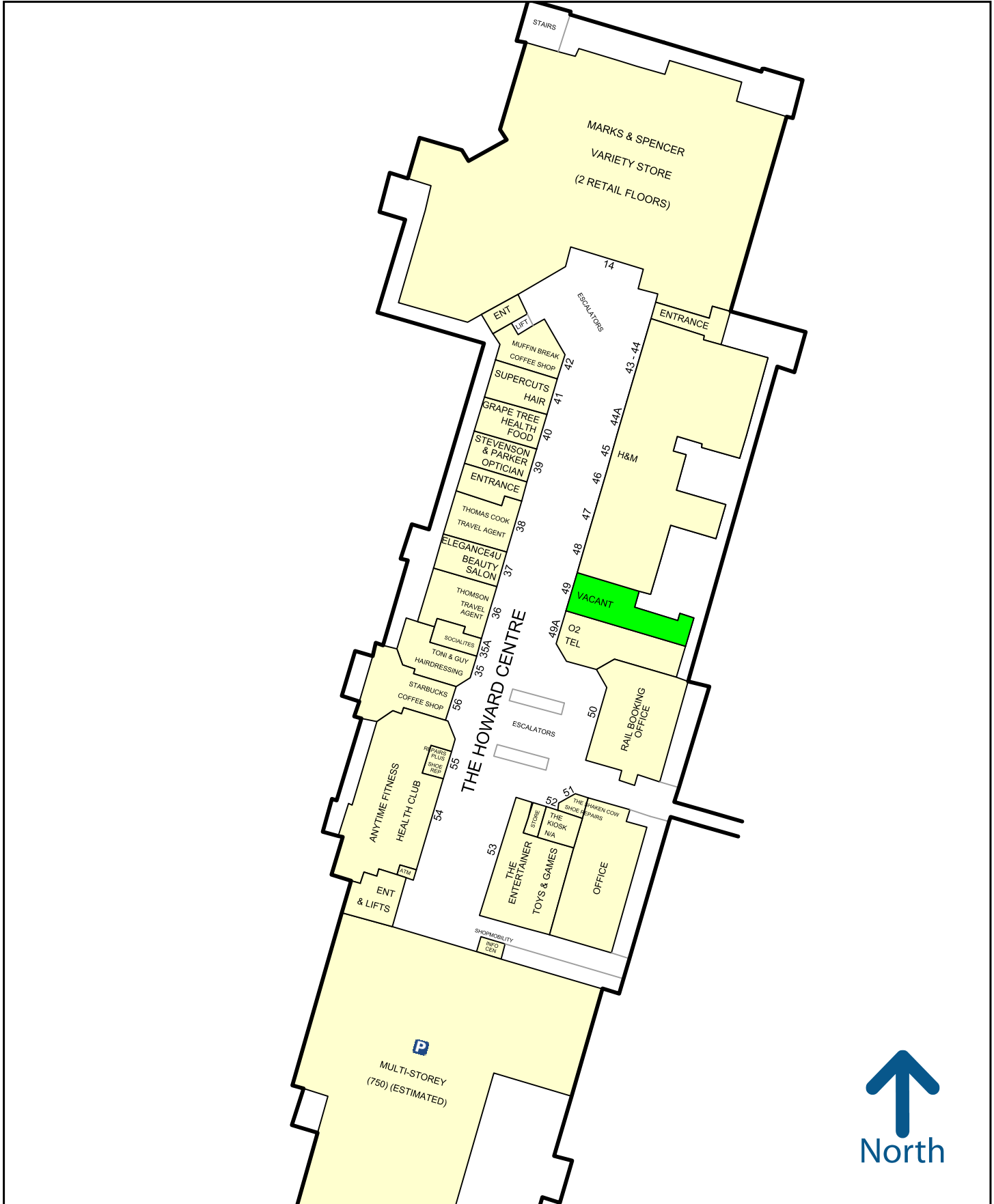
**Harry Silcock** 020 7659 4839  
harry.silcock@greenpartners.co.uk

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

Or, **Savills**, contacting:

**Moira Hamilton** 020 7409 8156

*Subject to Contract*



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



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