

SHOP TO LET

WELWYN GARDEN CITY

UNIT 8 & 9, THE HOWARD CENTRE



KEY HIGHLIGHTS

- Welwyn Garden City is a modern town located in Hertfordshire, 20 miles north of London. It was the second garden city in England, benefitting from the physical, social and cultural planning ideals which come with this.
- The Howard Centre provides over 230,000 sq ft of retail and leisure accommodation over two floors.
- The scheme is served by a 750 space car park.
- Welwyn Garden City train station is accessed from within the scheme, providing regular services to London and Cambridge.
- The scheme is home to national occupiers such as **H&M, JD Sport, Fat Face & WH Smiths.**

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London
W1G 0JD

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Accommodation

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

Ground Floor 1,574 sq. ft. 146.2 sq. m

Rent

Upon application.

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, and subject to 5 yearly upwards only rent reviews.

Rateable Value

Rateable Value: £45,750
UBR (2023/24): 0.499p
Rates Payable (pa): £22,829

Interested parties are advised to make their own enquires with the local authority.

Service Charge

The current service charge for the financial year is £16,865 per annum.

Legal Costs

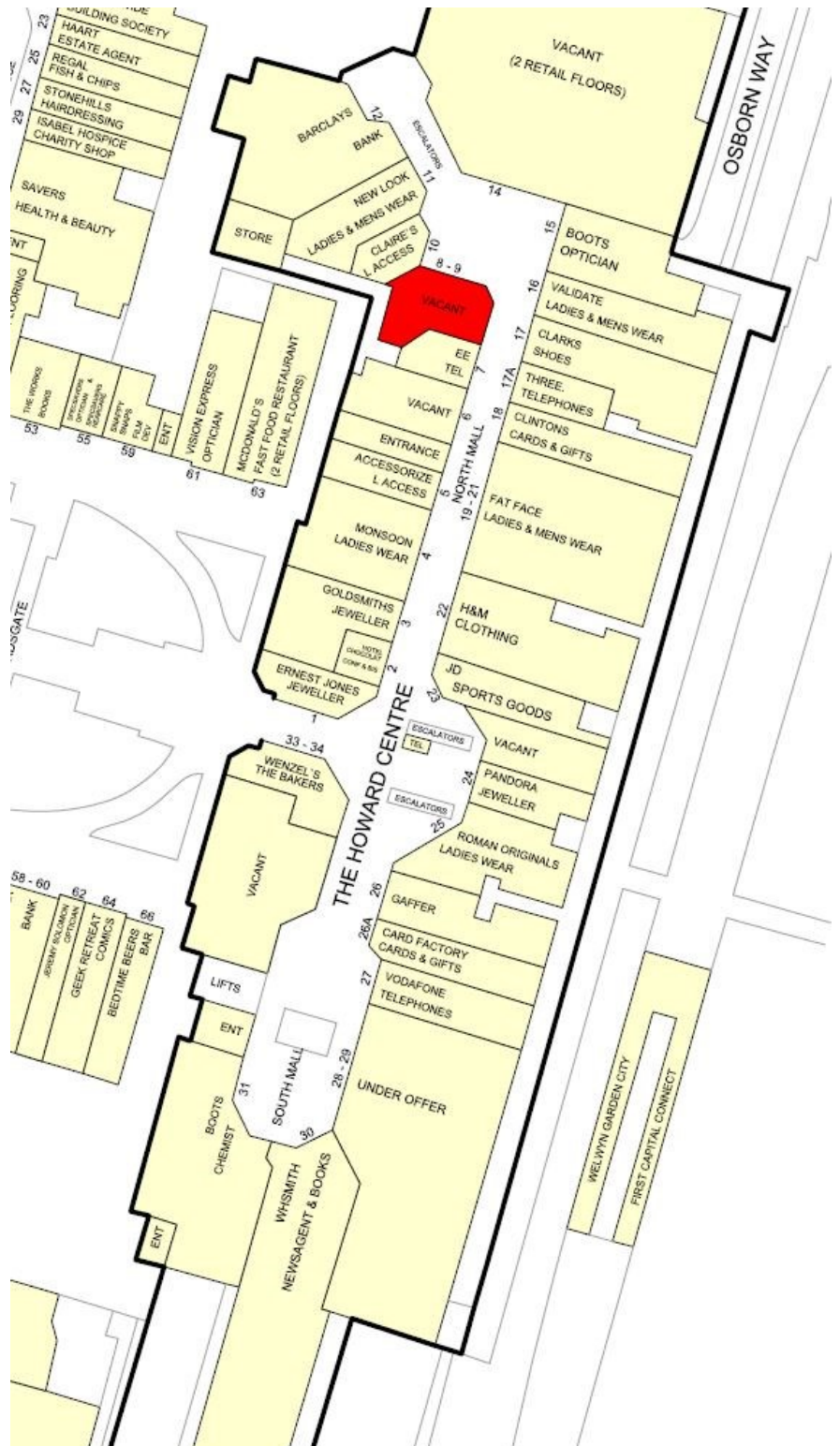
Each party to be responsible for their own legal costs incurred in this transaction.

EPC Rating

The property has an EPC rating of C 58. A full report is available upon request.

Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly via appointed agents only.



Contact

Michael Lockhart

Michael.Lockhart@savills.com

07779 248 780

Ryan Simpson

Ryan.Simpson@savills.com

07812 686 388

or via our joint agents

Green & Partners

020 7659 4848

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