

## SHOP TO LET

# WELWYN GARDEN CITY

## UNIT 32, 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 and is unique in being both a garden city and a new town, benefitting from the physical, social and cultural planning ideals which come with this.
- The Howard Centre provides 230,000 sq ft of retail and leisure accommodation over ground and first floor.
- 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, Fat Face, WH Smiths, New Look and Monsoon.**

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## Accommodation

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

This unit benefits from extensive glazing with views out to Howardsgate. There is the potential for outside seating

Split options available

Ground Floor 4,930 sq. ft. 458 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: £116,000  
UBR (2023/24): 0.512p  
Rates Payable (pa): £59,392

## Service Charge

The current service charge for the financial year is £43,602 per annum exclusive.

## Legal Costs

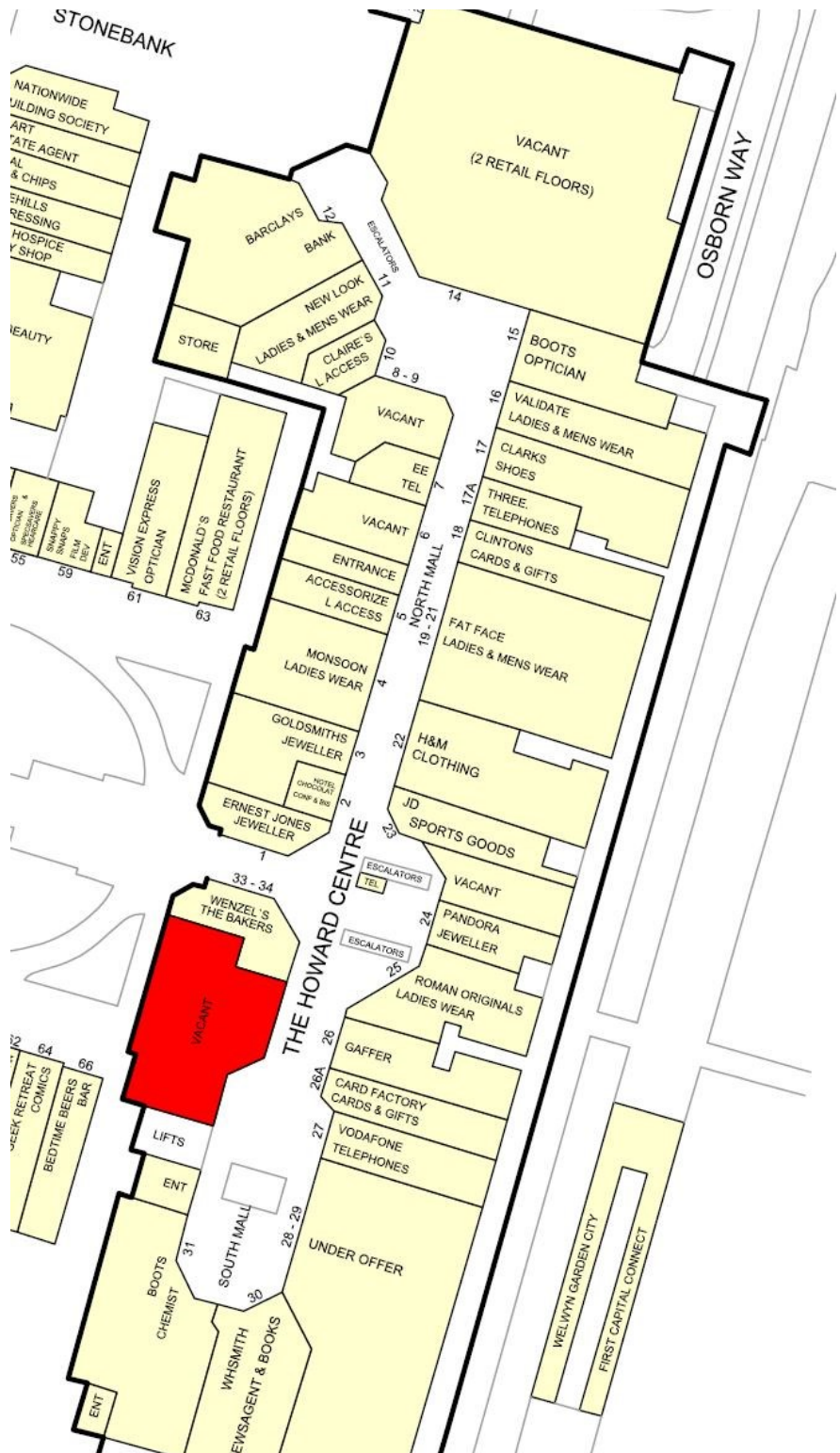
Each party to be responsible for their own legal costs incurred in this transaction.

## EPC Rating

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

## Further Information & Viewing

Further Information & Viewing upon request. Viewing is strictly by appointment through joint agents, Green



## Contact

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