

SHOP TO LET

WELWYN GARDEN CITY

UNIT 23A, 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**

SAVILLS LONDON

33 Margaret Street
London
W1G 0JD

savills.co.uk

savills

Accommodation

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

Ground Floor 1,442 sq. ft. 134.01 sq. m

Potential to include external seating in the central atrium.

Rent

Upon application.

Tenure

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

Rateable Value

Rateable Value: £54,000
UBR (2023/24): 0.512p
Rates Payable (pa): £27,648

Service Charge

The current service charge for the financial year is £15,651 per annum.

Legal Costs

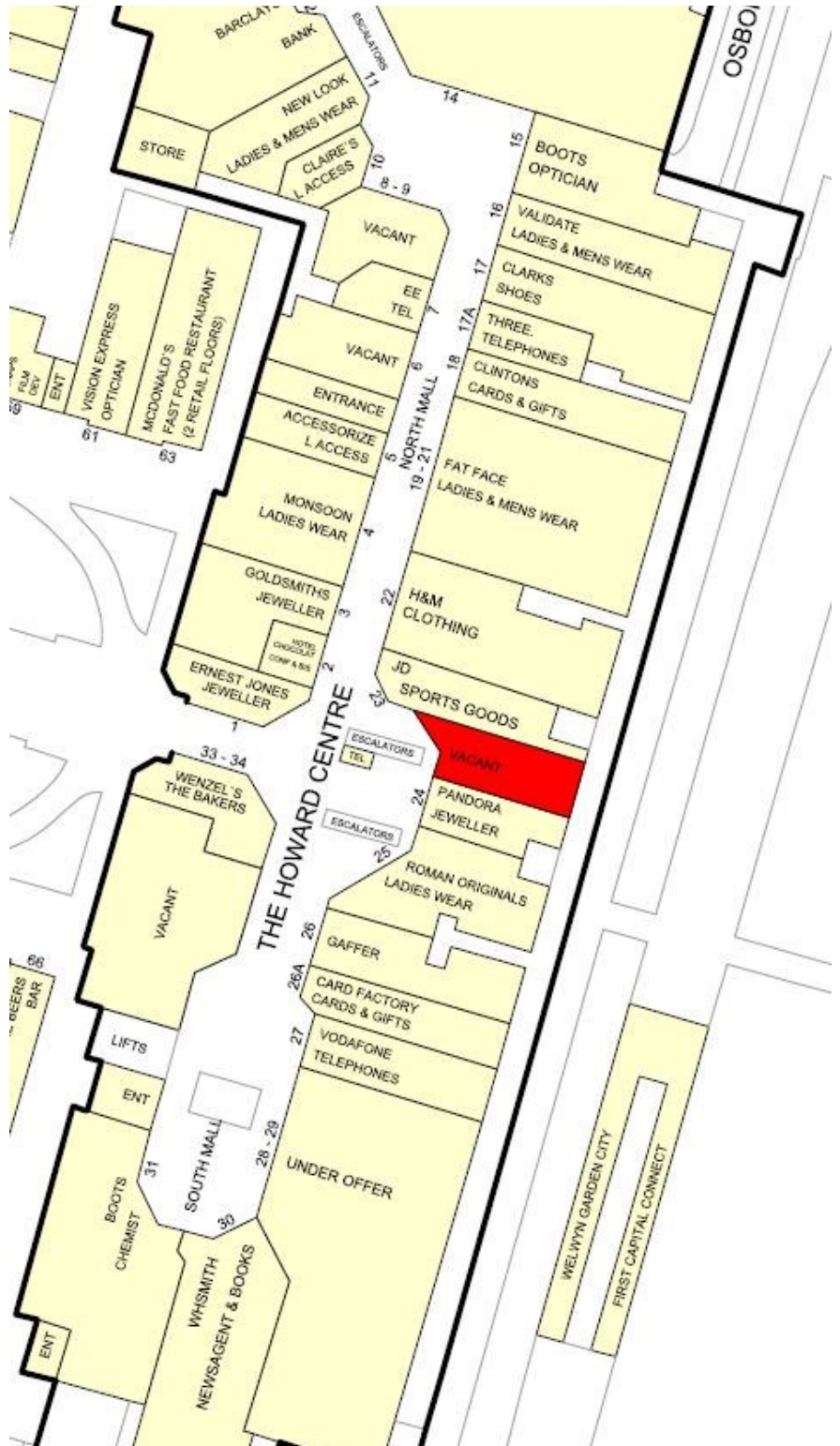
Each party to be responsible for their own legal costs incurred in this transaction.

EPC Rating

The property has an EPC rating of C 63. A full report is available upon request.

Further Information & Viewing

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



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

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

January 2024

savills