

LARGE PROMINENT GROUND FLOOR UNIT TO LET WELWYN GARDEN CITY FORMER DEBENHAMS - STONEHILLS

LOCATION

Welwyn Garden City is a vibrant town in Hertfordshire, England. It's a popular commuter location with its excellent transport connections.

Welwyn Garden City railway station is on the Great Northern Rail line with nine services an hour to London King's Cross or Moorgate in approximately 30 minutes. In terms of road links Welwyn Garden City is extremely well connected with the A1 towards London and the M25.



SITUATION

The prominent property (the ground floor of the former Debenhams Department store) is situated in a prime location in the heart of Welwyn Garden City Town Centre. The property is located in close proximity to **John Lewis, Waitrose, the Howard Shopping Centre (with M&S, H&M, Boots, JD etc) and the town's main bus and train station.** There is parking in front of the property and the town centre car park adjacent.

LEASE

The unit is available by way of a new full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the expiry of the 5th year.

The floorplate can be split into two separate units if preferable. All use classes will be considered.

RENT

Price on application

LEGAL COSTS

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

EPC

A copy of the energy performance certificate is available upon request.

Accommodation

Ground Floor	821 sq m	8,837 sq ft
Basement	205 sq m	2,207 sq ft

Business Rates

Rateable Value TBC*

Rates Payable (2020-2021) * TBC*

We advise all interested parties seek clarification from the Local Rating Authority

*Upper parts are being converted to residential. Servicing is at the rear

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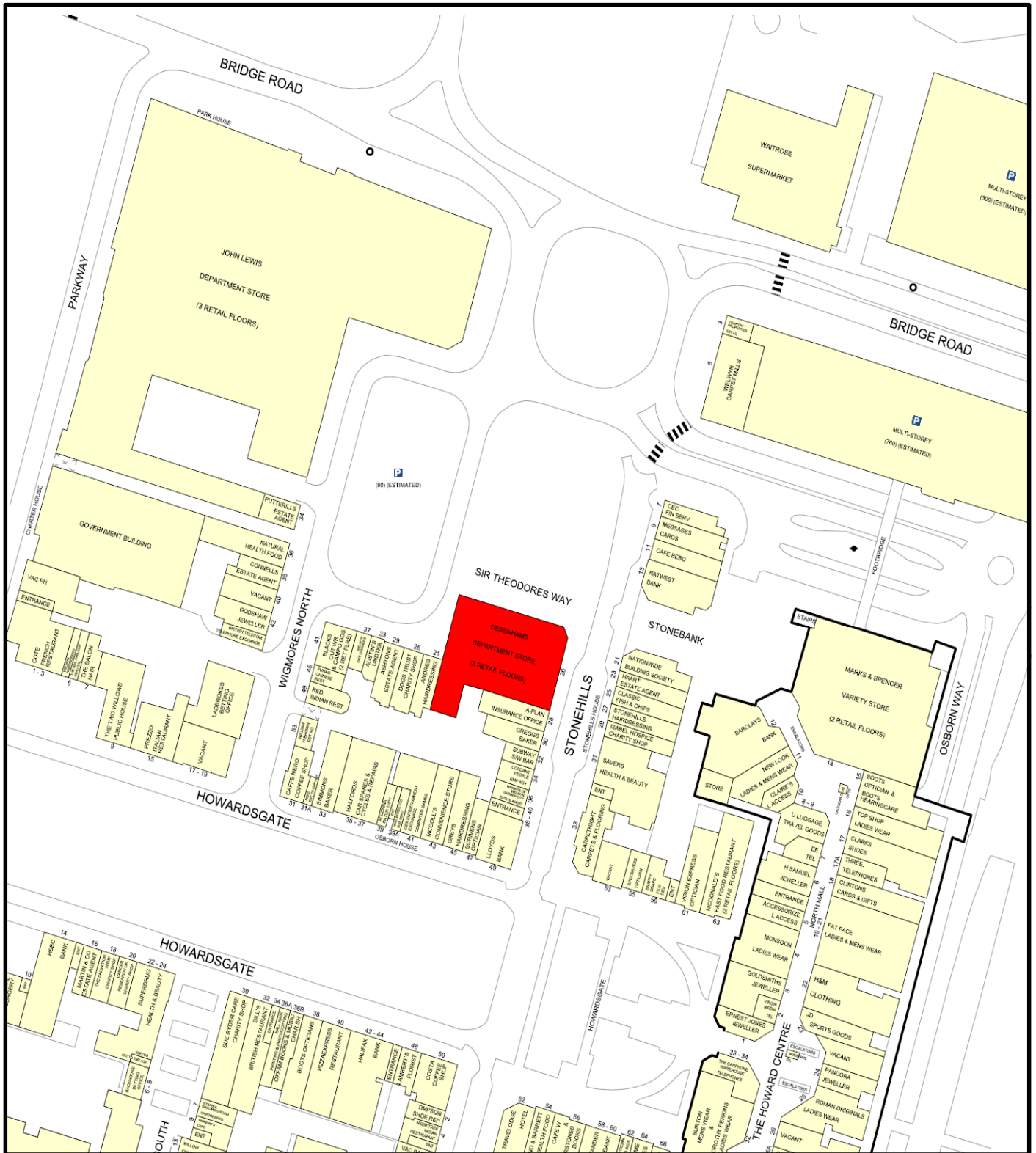
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GROUND FLOOR SHOP TO LET

WELWYN GARDEN CITY- 26 STONEHILLS

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