

39a Howardsgate | Welwyn Garden City | AL8 6AP

Shop | To Let

Location

The premises are located in a central position in the town centre, where many national retailers are represented including John Lewis, Waitrose, Sainsbury's, Giggling Squid and H&M. The unit is located within a prominent block with adjacent occupiers being Megans, Londis, Simmons Bakers and Caffé Nero. The train station which provides an excellent service to London is situated a 5 minute walk away and located next to the Howard Centre.

Description

The property comprises a ground floor lock up shop unit previously occupied by a beauty therapist.

Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width	2.68 m	8 ft 8 ins
Built depth	23.57 m	77 ft 3 ins
Ground floor	48.00 Sq.m	516 Sq.ft

Terms

The premises are available on a new lease for terms to be agreed.

Rent

£20,000 per annum exclusive plus VAT (if applicable).

EPC

Further details available upon request. D 79.

Rates

The Rateable Value from April 2023 is £10,750.

For rates payable please refer to the Local Charging Authority, Welwyn & Hatfield Council – 01707 357000.

Legal costs

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



Contact

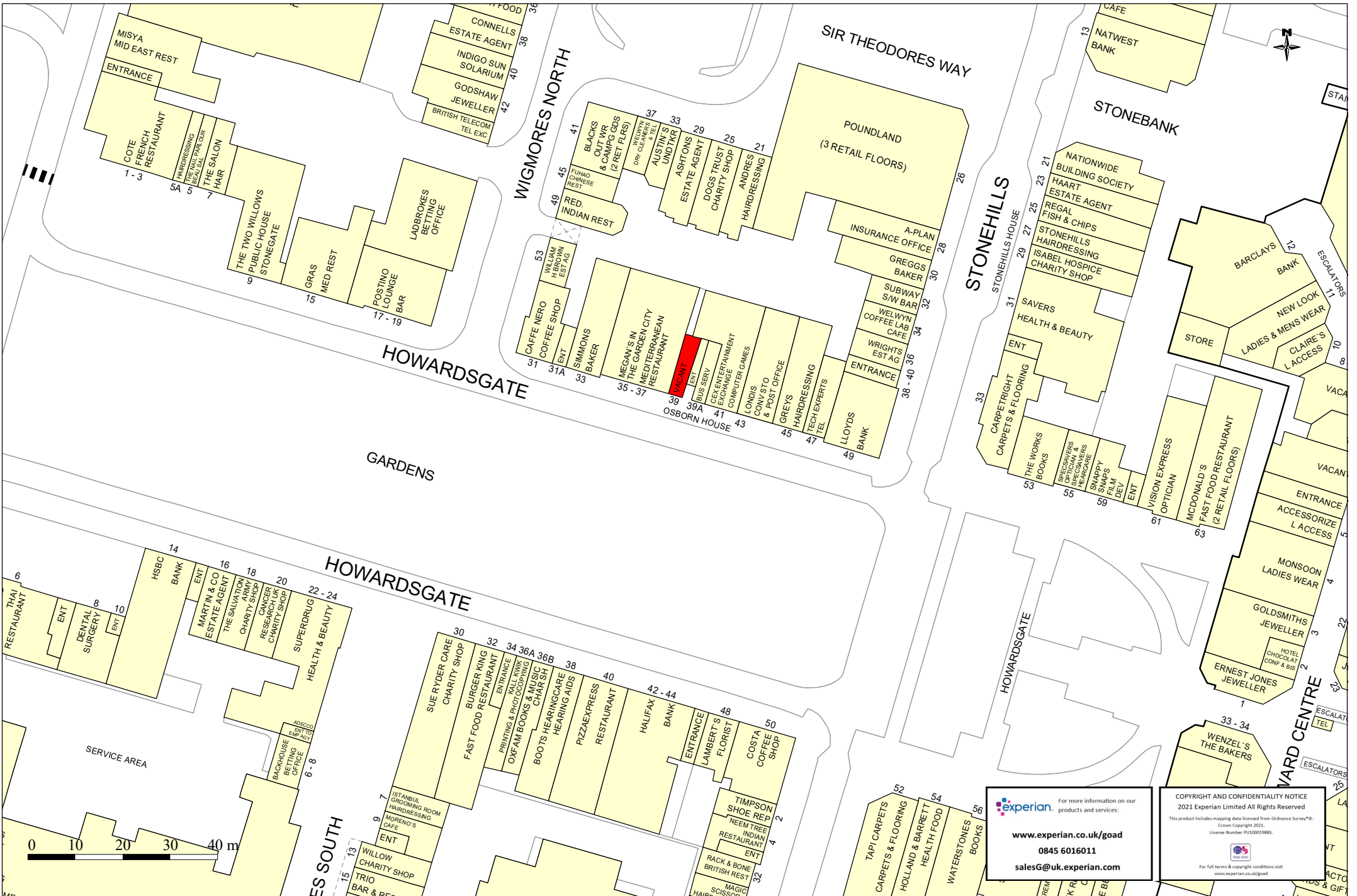
Ollie Elderfield
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New Lease Available


VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >




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