



# CLASS E UNIT TO LET IN WELWYN GARDEN CITY

**49 HOWARDSGATE, WELWYN  
GARDEN CITY, AL8 6BA**

**\*SUBJECT TO VACANT POSSESSION\***

## **Location:**

The subject property occupies a prominent corner position in prime pitch on Howardsgate in the centre of Welwyn Garden City. The Howard Centre is located nearby and Welwyn Garden City Station (Great Northern & Thameslink Services) is a short walk away.

Nearby occupiers include Gails Bakery, Costa Coffee, McDonald's, Waterstones, Holland & Barrett, Tapi Carpets and Burger King in addition to several well established independent operators.

## **Accommodation:**

The unit is arranged over the Ground Floor, Basement, Mezzanine, First Floor and Second Floor and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>1,610 sq. ft. (149.57 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>405 sq. ft. (37.63 m<sup>2</sup>)</b>
<b>Mezzanine:</b>	<b>590 sq. ft. (54.81 m<sup>2</sup>)</b>
<b>First Floor:</b>	<b>1,570 sq. ft. (145.86 m<sup>2</sup>)</b>
<b>Second Floor:</b>	<b>1,630 sq. ft. (151.43 m<sup>2</sup>)</b>

## **Use:**

The retail premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.



## **Rent:**

O.I.E.O £75,000 per annum exclusive

## **Lease:**

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

Please contact:

**Kyle McGuire**  
[kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)

**Ryan Mylroie**  
[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

**Sam Westmacott**  
[sam@jenkinslaw.co.uk](mailto:sam@jenkinslaw.co.uk)



## Location Map:

