

41 HOWARDSGATE WELWYN GARDEN CITY

AL8 6AP

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brasierfreeth.com

Shop Unit - To Let

41 HOWARDSGATE WELWYN GARDEN CITY

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Retail Opportunity
TO LET

LOCATION

The premises is located within Welwyn Garden City town centre, occupying a prime location along Howardsgate. Nearby retailers include Londis, Megan's, Greys Hairdresser and Simmons and Cafe Nero, with other national retailers in the town including John Lewis, H&M and Sainsburys.

The town benefits from great transport links. Welwyn Garden City is conveniently located adjacent to the A1(M) which links with the A1 in the north and to the M25 (junction 23) approximately 8 miles to the south. Rail services are available from Welwyn Garden City into London Kings Cross and London Moorgate Stations, with a journey time of approximately 25 minutes.

DESCRIPTION

The property comprises a ground floor lock up shop located within a prime location on Howardsgate. The shop has been recently refurbished to a 'white box' condition. Internally, the shop provides a large open plan trading area, along with concrete flooring, LED lighting, a WC, and a small kitchen/staff area located to the rear. The unit also benefits from an electric roller shutter to the front and a rear access/exit.



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ACCOMMODATION

The premises provides the following approximate net internal floor areas:-

Floor	Sq.m	Sq.ft
Ground Floor	156.91	1,689

TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£60,000 per annum exclusive, plus VAT (if applicable).

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £40,250.

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

LEGAL COSTS

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

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