

SHOP UNIT - TO LET

20 HOWARDSGATE WELWYN GARDEN CITY AL8 6BQ

bf
brasier freeth



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AL8 6BQ

Retail Opportunity
TO LET

LOCATION

The premises is located within Welwyn Garden City town centre, occupying a prime location along Howardsgate. Nearby retailers include Superdrug, The Salvation Army, Martin & Co and HSBC, 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. Internally, the shop provides an open plan trading area to the front, along with a storage area to the rear and WC. The unit also benefits from a glazed shopfront, suspended ceiling with LED lighting and a rear access/exit.

ACCOMMODATION

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

Floor	Sq.m	Sq.ft
Ground Floor	81.37	876



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TERMS

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

RENT

£40,000 per annum exclusive, plus VAT (if applicable).

EPC

A new EPC is to be commissioned. Further details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £28,250.

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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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 or 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.

