

nook Coffee + Bagel Bar

REALLY GOOD BAGELS • LOCALLY ROASTED COFFEE • COZY VIBES

66 HOWARDSGATE WELWYN GARDEN CITY

AL8 6BP

KEY DETAILS

- Prominent town centre location
- Immediately available on a new lease direct from the Landlord

DESCRIPTION

The property comprises a well presented ground floor unit situated in The Gatehouse, a mixed use building with retail premises, offices and a Travelodge hotel.

The premises were most recently used as a café and benefit from an open plan layout with a customer counter, kitchen area and toilet facilities.

The unit would suit a variety of retail, café/restaurant, professional services or leisure uses.

ACCOMMODATION

The property has the following approximate floor area:

Gross frontage	6.17 m	20 ft 24 ins
Floor	Size Sq.m	Size Sq.ft
Ground Floor	148.06	1,594



LOCATION

The premises is located within Welwyn Garden City town centre, adjacent to the main entrance to the Howard Centre.

The subject property occupies a prominent location on the pedestrianised section of Howardsgate. Nearby retailers include Waterstones, Holland & Barrett, Costa Coffee with other national retailers in the town including John Lewis & H&M.

AREA

- Designated Garden City
- Popular and busy town centre location
- Mix of national and independent retailers
- Close to Welwyn Garden City Railway Station

TRANSPORT

➡ Welwyn Garden City Train Station - 2 min walk



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TERMS

Available on a new effectively full repairing and insuring lease upon terms to be agreed.

RENT

On application.

EPC

Further details available upon request. E 104.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £32,250.

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.

CONTACT

GET IN TOUCH

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FEBRUARY 2026