

## PRIME CORNER RETAIL / LEISURE UNIT

### WELWYN GARDEN CITY

17-19 HOWARDSGATE

- Prominent Corner Unit
- Close proximity to a number of leisure operators
- John Lewis and Howard Centre nearby

#### LOCATION

The property is located on the north side of Howardsgate within close proximity to both John Lewis and The Howard Centre.

Howardsgate is a mixed use retail pitch with nearby occupiers including Prezzo, Caffe Nero, Cote, ASK, Superdrug, Lloyds Bank and Bill's Restaurant.

#### ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

|                       |             |             |
|-----------------------|-------------|-------------|
| Gross Frontage        |             |             |
| Shop Depth            |             |             |
| Ground Floor Sales    | 299.89 sq m | 3,228 sq ft |
| Basement              | 33.26 sq m  | 358 sq ft   |
| First Floor Ancillary | 152.83 sq m | 1,645 sq ft |

#### TENURE

The premises are available by way of a new lease on terms to be agreed.

#### RENT

£120,000 per annum exclusive

#### RATES

|                           |            |
|---------------------------|------------|
| Rateable Value            | £67,500    |
| UBR (16/17)               | 49.7p      |
| Rates Payable (per annum) | £33,547.50 |

Interested parties should verify these figures with the Local Authority.



#### INSPECTIONS

Viewing is strictly by appointment with :-

**Richard Yendle**  
020 7087 5218      richard.yendle@eu.jll.com

30 Warwick Street, London, W1B 5NH

SUBJECT TO CONTRACT  
SUBJECT TO VACANT POSSESSION



# 020 7399 5555



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Weylyn Garden City



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