

TO LET

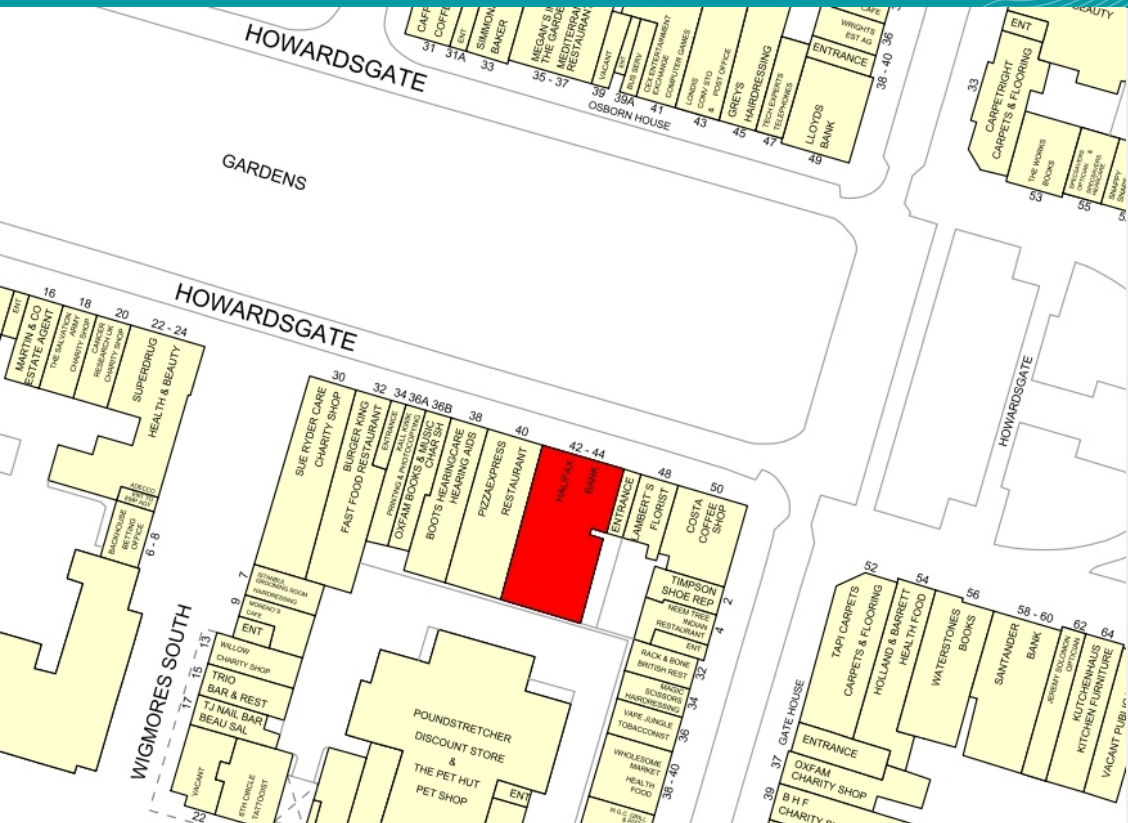
- ✓ Prime Class E units
- ✓ Adjacent to Pizza Express and Boots Hearing Care
- ✓ Close to Costa, Postino Lounge, Megan's and Cote



42 & 44 Howardsgate, Welwyn Garden City AL8 6BW

Two Prime Class E Units

3,346 Sq Ft
(311 Sq M)



DESCRIPTION

The property is situated in a prominent position on Howardsgate comprising a ground floor former bank branch within a retail terrace. The property has been subdivided back into two Class E units.

LOCATION

Welwyn Garden City is an affluent and vibrant town with a strong mix of retailers including John Lewis Department Store and Waitrose. The towns station is located close by with direct services to various London terminals including Kings Cross, St Pancras International and Moorgate.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Nos 42	2,405	223
Nos 44	941	87
Total	3,346	311

LOCAL OCCUPIERS

Nearby occupiers include Pizza Express, Costa, Boots, Superdrug, Holland & Barrett and Waterstones.

TERMS

Available on a new effective FRI lease for a term to be agreed.

RENT

Nos 42 £55,000 pax
Nos 44 £37,500 pax

EPC

E101

Subject to Contract

BUSINESS RATES

The property is to be reassessed for rating purposes

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 27-Jul-2026



Sean Prigmore
020 7198 2238
sprigmore@lsh.co.uk