



**7 ARENA PARADE**

Letchworth Garden City  
Hertfordshire  
SG6 3BY



**TO LET.**

**REFURBISHED SELF-CONTAINED GROUND RETAIL UNIT**

1,078 SQ FT (100.18 SQ M)



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## Location

Letchworth was the World's first Garden City founded in 1903. It is located in North Hertfordshire approximately 32 miles north of London. The town has direct access to the A1(M), which offers links to M25, 20 minutes to the south. Letchworth mainline railway station provides a fast service to London King's Cross (36 minutes) and is well located for the international airports at both Luton and Stansted.

The property is located in Arena Parade located between Broadway and Eastcheap fronting onto a public car park.

## Description

The property comprises of a ground floor self-contained retail lock-up unit with WC, kitchen and storage accommodation at the rear.

## Accommodation

The approximate net useable areas are as follows:

### Ground Floor

Net internal area	1,078 sq ft	100.18 sq m
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## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.



## Rental

£16,950 per annum, exclusive.

## Service Charge

There will be a service charge provision within the lease. The current payable is £1,670.70 plus VAT.

## Rates

We understand from the Valuation Office Agency website that the rateable value is £11,000. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

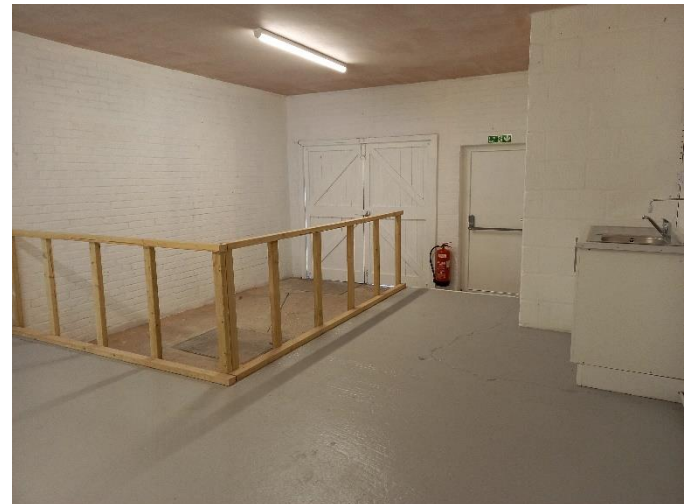
The Energy Performance Asset rating is C-67. Ref no: 7485-2992-3349-9179-6183 expiring 21<sup>st</sup> June 2032.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



**Brown & Lee Commercial Property Consultants LLP**  
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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

