

36 LEYS AVENUE

Letchworth Garden City
Hertfordshire
SG6 3EW



TO LET.

**REFURBISHED PROMINENT SELF-CONTAINED
GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR STORAGE**

787 SQ FT (73.11 SQ M)



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Location

Letchworth Garden City is located in North Hertfordshire close to the Bedfordshire border and adjacent to junction 9 of the A1(M). Letchworth railway station provides regular services some nonstop to London King's Cross (approximately 35 minutes). The town's population is 34,000.

Description

The property comprises of a self-contained ground floor retail unit with kitchen and WC facility. First floor accommodation is also provided for storage purposes.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail area (including kitchen area)	448 sq ft	41.67 sq m
---	-----------	------------

First Floor

Storage accommodation	339 sq ft	31.53 sq m
-----------------------	-----------	------------

Total

Total net useable area	787 sq ft	(73.20 sq m)
------------------------	-----------	--------------

Features

- Prominent position on Leys Avenue
- Tiled floor in main shop area
- Single phase power supply
- Kitchen facility
- Storage space at first floor level providing wooden flooring
- WC facility

Tenure

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

Rental

£15,350 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,500. 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.

Service Cost

The annual service cost is £2,857 per annum.

Energy Performance Certificate (EPC)

The Asset Rating is B-46 expiring on 9th July 2033. Reference number: 5112-8137-5002-0205-8102. A copy of the EPC is available upon request.

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.

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.



