

**1 ARENA PARADE**

Letchworth Garden City  
Hertfordshire  
SG6 3BY



**TO LET.**

**REFURBISHED SELF-CONTAINED GROUND RETAIL UNIT  
WITH RETURN FRONTAGE  
NEWLY GLAZED WINDOWS AND DOOR**

779 SQ FT (72.46 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 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 facility. There is a shared small yard at the rear of the property. The property benefits from return frontage onto Arena Parade and Broadway.

The property has been refurbished to white box specification with newly glazed windows and door.

**Accommodation**

The approximate net useable areas are as follows: -

**Ground Floor**

Net internal area	779 sq ft	72.46 sq m
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**Tenure**

Our clients can offer a new lease for a term to be agreed.

**Rental**

£20,000 per annum, exclusive.

**Service Charge**

There is a service charge payable. The cost is £1,121 per annum.

**Rates**

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £11,500. 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.

**Energy Performance Certificate (EPC)**

A copy of the EPC will be provided.

**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.

