

UNIT 6 THE ARCADE

Letchworth Garden City
Herts
SG6 3ES



TO LET.

TWO-STOREY SELF-CONTAINED RETAIL UNIT

558 SQ FT (51 SQ M)



For further information please contact: **Tereza Halewood**

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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.

Description

The property is located in The Arcade, a covered shopping area connecting Station Road with the prime retail area of Leys Avenue.

The property comprises of a self-contained retail area with WC facility at the rear and first floor storage.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

| | | |
|-------------|-----------|------------|
| Retail Area | 315 sq ft | 29.32 sq m |
|-------------|-----------|------------|

First Floor

| | | |
|---------------|-----------|------------|
| Storage Space | 243 sq ft | 22.61 sq m |
|---------------|-----------|------------|

Total

| | | |
|------------------------|-----------|------------|
| Total net useable area | 558 sq ft | 51.93 sq m |
|------------------------|-----------|------------|

Features

- Rear access for loading
- Wooden flooring on ground floor, carpeted first floor storage
- Electric heating
- Single phase power
- Toilet facility

Rental

£8,500 per annum, exclusive.

Tenure

Our clients can offer a new effective full repairing lease, by way of a service charge, for a term to be agreed. The tenant will be directly responsible for all internal repairs, decorations, and the shop front.

Service Charge

There will be an annual service charge payable, which is £2,748 plus VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £5,800. The UBR for 2024/25 is 54.6p 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 Asset Rating is D-95. Reference number: 5740-2060-1731-9395-7469 expiring on 23rd August 2032. 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.

