

47 LEYS AVENUE

Letchworth Garden City
Hertfordshire
SG6 3EE



TO LET.

**SELF-CONTAINED GROUND FLOOR RETAIL UNIT
WITH REAR STORE – TO BE REFURBISHED**

985 SQ FT (91.51 SQ M)



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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. There is also a rear store for storage.

The property will be refurbished to white box specification except for the rear store.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail area (including office/store & kitchen area)	792 sq ft	73.58 sq m
Rear store	193 sq ft	17.92 sq m

Total

Total net useable area	985 sq ft	91.50 sq m
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Tenure

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

Rental

£16,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £8,400. 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 Charge

There will be a service charge provision within the lease. The cost will be approximately £2,851 per annum, exclusive.,

Energy Performance Certificate (EPC)

The Asset Rating is C-69 expiring on 9th November 2031, reference number: 6824-7965-1293-6897-0949. 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.



