

59 LEYS AVENUE

Letchworth Garden City
Hertfordshire
SG6 3EF



TO LET. NEWLY REFURBISHED

**SELF-CONTAINED RETAIL UNIT WITH OFFICES & STORAGE
ACCOMMODATION**

**BENEFITS FROM 2 CAR PARKING SPACES
1,466 SQ FT (136 SQ M)**



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Location

Letchworth Garden City is in North Herts, close to the Bedfordshire border and adjacent Junction 9 of the A1(M). To the south, the M25 provides access to the national motorway network and to the north, the A14 connects to the M1/M6 and east coast ports. Letchworth Railway Station provides regular services, some nonstop to London King's Cross (approximately 35 minutes).

Description

The property is located at the lower end of Leys Avenue. The accommodation comprises of retail sales area, storage space kitchen, WC facility and offices at first floor. The property benefits from 2 car parking spaces at the rear of the unit.

The property has recently undergone refurbishment works.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail area	575 sq ft	53.40 sq m
Storage at rear	449 sq ft	41.69 sq m
Kitchen	99 sq ft	9.21 sq m

First Floor

Offices	343 sq ft	31.91 sq m
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Total

Total net useable area	1,466 sq ft	136 sq m
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Tenure

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

Rental

£18,500 per annum, exclusive.

Property Costs

There will be a fixed contribution towards external maintenance and repairs at a cost of £1,900 per annum plus VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,750. 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 Asset Rating is D-92 expiring 4th September 2026. Reference number: 0570-0936-1799-6201-0002. A copy of the EPC is available on request.

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.



