

## 2 LORDSHIP CENTRE

Howard Drive  
Letchworth Garden City  
Hertfordshire  
SG6 2DF



# TO LET.

**SELF-CONTAINED GROUND FLOOR RETAIL UNIT**

1,060 SQ FT (98.54 SQ M)



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## Location

Letchworth Garden City is in North Herts close to the Bedfordshire border and adjacent to 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).

The subject property is located within the Lordship neighbourhood centre within the town of Letchworth. There is a Londis convenience store adjacent.

## Description

The property comprises of a self-contained retail unit with rear storage accommodation, kitchenette and WC facility.

## Accommodation

The approximate net useable areas are as follows:

### Ground Floor

Retail sales area	624 sq ft	57.95 sq m
Rear store	401 sq ft	37.25 sq m
Kitchen	36 sq ft	3.34 sq m

### Total

Total net useable area	1,060 sq ft	98.54 sq m
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## Rental

£14,250 per annum, exclusive.

## Tenure

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

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £7,500 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 C-68. Reference number: 0030-3910-0398-2230-2040 expiring on 4<sup>th</sup> July 2028. 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.

