

5 THE ARCADE

Letchworth Garden City
Hertfordshire
SG6 3ET



TO LET. AVAILABLE MARCH 2025

**GROUND & FIRST FLOOR SELF-CONTAINED RETAIL UNIT
698 SQ FT (64.84 SQ M)**



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Location

Letchworth was the World's first Garden City founded in 1903. It is in North Hertfordshire approximately 32 miles north of London. The town has direct access to the A1(M), which offers links to the 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 storeroom/office at rear along with WC facilities. The first-floor accommodation provides extra retail/storage accommodation.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail area	443 sq ft	41.16 sq m
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First Floor

Retail/storage area	255 sq ft	23.71 sq m
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Total

Total net useable area	698 sq ft	64.84 sq m
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Features

- Wooden flooring throughout
- Air conditioning/heating units
- Single phase power supply
- Large water tank for hot water supply
- Rear storeroom/office
- Kitchen to first floor
- Presented in great condition

Tenure

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

Rental

£10,500 per annum, exclusive.

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.

Service Charge

The current service charge for 2024/25 is £3,564 plus VAT. This figure includes buildings insurance.

Energy Performance Certificate (EPC)

The Asset Rating is E-107 expiring on 12th August 2025, reference number: 0994-9789-4030-0000-6503.

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.

