

1 THE WYND

Letchworth Garden City  
Hertfordshire  
SG6 3EN



**TO LET. AVAILABLE JUNE 2025**

**GROUND FLOOR SELF-CONTAINED RETAIL UNIT  
SUITABLE FOR ARTISAN USES  
255 SQ FT (23.73 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 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.

The Wynd is situated at the rear of The Arcade, accessible by Leys Avenue and Station Road.

The Wynd comprises several small retail units offering artisan type operators, particularly for start-up businesses.

### Description

The property comprises a self-contained end of terrace retail area with WC facility.

There is nearby free street customer parking and close by are reasonably priced car parks.

### Accommodation

The approximate net useable areas are as follows:

#### Ground Floor

Retail area	255 sq ft	23.73 sq m
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### Features

- Self-contained retail unit
- Wooden flooring
- Single phase power supply
- End of terrace
- WC facility
- Understairs storage cupboard
- Desired location
- Great for small start-up business
- Ideal for artisan type use

### Tenure

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

### Rental

£5,000 per annum, exclusive.

### Service Cost

The service cost for 2025/26 is £510 plus VAT.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £3,600. 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)

A copy can be provided 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.

