

**UNIT 10 THE ARCADE**

Letchworth Garden City  
Hertfordshire  
SG6 3ET



**TO LET. CLASS E USE**

**GROUND FLOOR SELF-CONTAINED RETAIL UNIT WITH FIRST  
FLOOR ACCOMMODATION**

765 sq ft (71.1 sq m)



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## Location

Letchworth was the World's first Garden City founded in 1903. It is located in North Hertfordshire approximately 32 miles north of London. The town has direct access to the A1(M), which offers links to 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 benefits from WC facility to the ground floor and additional first floor office/storage accommodation.

## Accommodation

### Ground Floor

Retail sales area	362 sq ft	33.6 sq m
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### First Floor

Office/storage	403 sq ft	37.5 sq m
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### Total

Total net useable area	765 sq ft	71.1 sq m
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(First floor accommodation)

## Tenure

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

## Rental

£8,000 per annum, exclusive.

## Service Charge

There is an annual service charge payable. Further details upon request.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £6,300. 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 Energy Performance Asset rating is D-99. The reference number is 0010-1932-0331-6690-3064 expiring 9<sup>th</sup> September 2029.

## 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.



**Brown & Lee Commercial Property Consultants LLP**

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

