

30 BROADWAY

Letchworth Garden City
Hertfordshire
SG6 3BX



TO LET.

SELF-CONTAINED GROUND FLOOR RETAIL UNIT

916 SQ FT (85.11 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 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 property is located on Broadway, off Arena Parade and Station Road.

Description

The property comprises of ground floor self-contained retail unit with rear store/office and WC facility. There is access at the rear of the unit for loading.

A public paying car park is situated at the rear of the property for customers and there is also restricted free parking close-by.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail sales area	578 sq ft	53.72 sq m
Rear store/office & kitchen	338 sq ft	31.39 sq m

Total

Total net useable area	916 sq ft	85.11 sq m
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Features

- Part return frontage
- Self-contained
- LED lighting
- Vinyl flooring in main shop
- Kitchen facility
- Three phase power supply – single connected
- Rear storage/office
- Rear access for loading
- Within walking distance of railway station
- Access WC facility

Terms

Our clients can offer a new lease for a term of 5 years, Outside the Landlord & Tenant Act 1954.

Rental

£15,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £7,900. The UBR for 2025/26 is 55.5p 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-69 expiring on 11 February 2034. Certificate reference number: 4819-8134-5002-0202-8506.

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.

