

**19 & 29 STATION ROAD**



Letchworth Garden City  
Hertfordshire  
SG6 3BB



**TO LET.**

**GROUND FLOOR RETAIL UNIT**

**ALTERNATIVE USES MAY BE CONSIDERED, SUBJECT TO  
CHANGE OF USE**

**APPROX. 1,329 SQ FT (123.52 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 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 situated near the railway station.

## Description

The property comprises a self-contained retail unit offering a main retail area and three separate rooms, kitchen, two WCs, including one all-access WC. There is access at the rear for loading and the accommodation benefits from 1 car parking space.

## Accommodation

The approximate net usable area is approximately 1,329 sq ft (123.52 sq m).

## Features

- Three phase power
- Gas supply
- Heating via radiators
- Air conditioning in one room
- Kitchen
- Car parking space at rear of unit
- Loading at rear of unit
- Wooden flooring in main shop
- LED lighting
- Two small rear external stores
- WCs including one access WC

## Rental

£21,000 per annum, exclusive plus VAT.

## Terms

Our client can offer a new lease for terms to be agreed.

## Service Charge

The service charge is £4,064 per annum.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £22,500. 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 D-79 expiring on 23<sup>rd</sup> July 2029. Reference number: 0220-0931-6809-5625-7002.

## 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



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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.

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