

**1 ARENA PARADE**

Letchworth Garden City  
Hertfordshire  
SG6 3BY



**TO LET.**

**SELF-CONTAINED GROUND RETAIL UNIT WITH RETURN FRONTAGE  
TO BE REFURBISHED**

841 SQ FT (78.18 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 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.

The property is in Arena Parade located between Broadway and Eastcheap fronting onto a public car park.

## Description

The property comprises of a ground floor self-contained retail lock-up unit with WC facility. There is a shared small yard at the rear of the property. The property benefits from return frontage onto Arena Parade and Broadway.

The property will be refurbished to white box specification.

## Accommodation

The approximate net useable areas are as follows:-

### Ground Floor

Net internal area	841 sq ft	78.19 sq m
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## Tenure

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

## Rental

£19,500 per annum, exclusive.

## Service Charge

To be confirmed.

## Rates

To be assessed.

## Energy Performance Certificate (EPC)

A copy of the EPC will be provided.

## 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.

