

38 EASTCHEAP

Letchworth Garden City
Hertfordshire
SG6 3DD



TO LET.

PRIME GROUND FLOOR RETAIL UNIT TO LET

1,117 SQ FT (103.78 SQ M)



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Location

Letchworth Garden City is the World's first Garden City, founded in 1903. It has a population of 33,986 (2021 Census) and is located 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 Garden City mainline railway station provides a fast service to London Kings Cross (36 minutes) and is well located for the international airports at both Luton and Stansted.

The original town centre was designed around Eastcheap and Leys Avenue and is now supplemented by the Garden Shopping Centre. The property is located in a prime position at the southern end of Eastcheap close to an entrance to the Garden Shopping Centre and opposite a pay and display car park. There are several local and national occupiers close to the property including Sainsburys Local, Prezzo, Energie Fitness, Turquoise Kitchen, Superdrug and Greggs.

Description

The property provides a self-contained ground floor lock-up shop which is rectangular in shape with good floor to ceiling height and ancillary areas at the rear with WC facilities.

Accommodation

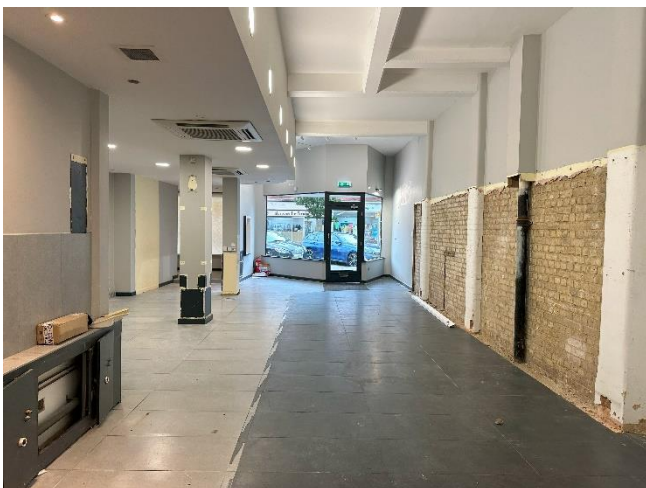
The approximate net internal floor area is 1,117 sq ft (103.78 sq m).

Tenure

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

Rental

£26,000 per annum, exclusive.



Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £19,000. 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.

Service Charge

There is a service charge provision on the lease.

Energy Performance Certificate (EPC)

The Asset Rating is B-47 expiring on 29th September 2032. Reference number: 7502-2297-0865-3521-4681. 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.

