

30A LEYS AVENUE

Letchworth Garden City
Hertfordshire
SG6 3EW



TO LET.

**SELF-CONTAINED RETAIL UNIT
WITH FIRST FLOOR STORAGE**

875 SQ FT (81.2 SQ M)



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Location:

Letchworth Garden City is located in North Hertfordshire close to the Bedfordshire border and adjacent to junction 9 of the A1(M). Letchworth railway station provides regular services some nonstop to London King's Cross (approximately 35 minutes). The town's population is 34,000.

Description:

The property is located in a central position within the prime retail area of the town centre. The self-contained two storey building benefits from WC, kitchen facility and storage at first floor. There is access at the rear of the property for loading. The property has wooden flooring throughout.

Accommodation:

Ground Floor

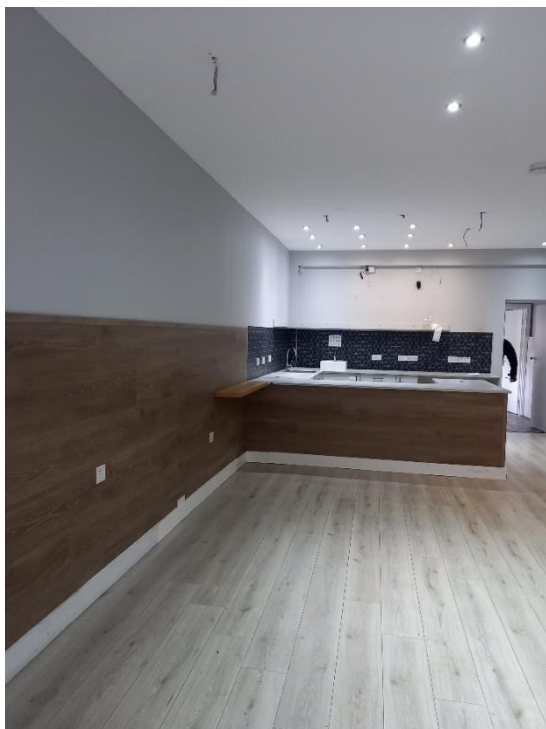
Retail sales area	549 sq ft	51 sq m
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First Floor

Storage	326 sq ft	30.2 sq m
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Total

Total net useable area	875 sq ft	81.2 sq m
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Tenure

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

Rental

The property is available at a rental of £15,500 per annum, exclusive of VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £11,500. 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 Certificate Asset rating is D-76. Reference no: 0280-1972-0328-5200-4074.

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.

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.



Brown & Lee Commercial Property Consultants LLP
15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref no: 11005

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.

