

7 ARENA PARADE

Letchworth Garden City
Hertfordshire
SG6 3BY



TO LET.

SELF-CONTAINED RETAIL UNIT

1,046 SQ FT (97.1 SQ M)



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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 located 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, kitchen and storage accommodation at the rear.

Accommodation:

The approximate net useable areas are as follows:

Ground Floor

Net internal area	1,046 sq ft	97.1 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

£16,950 per annum, exclusive.

Service Charge

There will be a service charge provision within the lease. The current payable is £1,670.70 plus VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £11,000.. 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.

Energy Performance Certificate (EPC)

The Energy Performance Asset rating is C-67. Ref no: 7485-2992-3349-9179-6183.

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.

