

**59 LEYS AVENUE**

Letchworth Garden City  
Hertfordshire  
SG6 3EF



# TO LET.

**SELF-CONTAINED RETAIL UNIT WITH OFFICES & STORAGE  
ACCOMMODATION**

**BENEFITS FROM 2 CAR PARKING SPACES  
1,459 SQ FT (135.58 SQ M)**



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### Location:

Letchworth Garden City is located in North Herts close to the Bedfordshire border and adjacent to junction 9 of the A1(M). To the south the M25 provides access to the national motorway network and to the north the A14 connects to the M1/M6 and east coast ports. Letchworth railway station provides regular services some nonstop to London King's Cross (approximately 35 minutes).

### Description:

The property is located at the lower end of Leys Avenue. The property comprises of retail sales area, storage, kitchen, WC facilities and offices at first floor. The property benefits from 2 car parking spaces at the rear of the accommodation.

### Accommodation:

The approximate net useable areas are as follows:

#### Ground Floor

Retail area	565 sq ft	52.48 sq m
Storage	464 sq ft	43.12 sq m
Kitchen	99 sq ft	9.24 sq m

#### First Floor

Offices	331 sq ft	30.74 sq m
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#### Total

Total net useable area	1,459 sq ft	135.58 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

£21,500 per annum, exclusive.

### Service Charge

There will be a service charge provision within the lease. Further details upon request.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £10,750. 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 Asset Rating is D-92. A copy of the EPC is available on request.

### 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**

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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.

