



UNIT 12-14 THE ARCADE

Letchworth Garden City
Hertfordshire
SG6 3ET



TO LET.

**TWO STOREY DOUBLE FRONTED SELF-CONTAINED RETAIL UNIT
WITH STORAGE AT FIRST FLOOR**

1,391 SQ FT (129.22 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.

Description:

The property is located in The Arcade, a covered shopping area connecting Station Road with the prime retail area of Leys Avenue. The property benefits from a large retail sales area, WC facility, kitchen to the ground floor and additional first floor storage.

Accommodation:

Ground Floor

Retail sales area	791 sq ft	73.48 sq m
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First Floor

Storage	600 sq ft	55.74 sq m
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Total

Total accommodation	1,391 sq ft	129.22 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

£14,750 per annum, exclusive.

Service Charge

There is a service charge provision within the lease. The current service charge is £6,944 per annum plus VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £13,750. 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 current Energy Performance Asset Rating is C-63. A copy of the EPC is available upon 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.

