

**19 EASTCHEAP**

Letchworth Garden City  
Hertfordshire  
SG6 3DA



**TO LET.**

**SELF-CONTAINED GROUND FLOOR RETAIL UNIT  
WITH FIRST AND SECOND FLOOR STORAGE ACCOMMODATION**

2,114 SQ FT (196.39 SQ M)



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**Location:**

Letchworth Garden City was the World's first Garden City, founded in 1903. It has a population of 33,249 (2011 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.

**Description:**

The property is located opposite the entrance to the Garden Square Shopping Centre and consists of a self-contained ground floor retail unit with first and second storage accommodation. The property also benefits from a small kitchen and WC facilities at first floor level.

**Accommodation:**

The approximate net useable areas are as follows:

Ground floor retail	1,466 sq ft	136.19 sq m
First floor	292 sq ft	27.13 sq m
Second floor	356 sq ft	33.07 sq m

**Total**

Total net useable area	2,114 sq ft	196.39 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**

£28,500 per annum, exclusive.

**Service Charge**

There is 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 £19,750. 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 EPC Asset Rating is D-95, reference number 9459-3072-0931-0800-0221 expiring 22<sup>nd</sup> February 2027.

**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.

