

4 LEYS AVENUE

Letchworth Garden City
Hertfordshire
SG6 3EU



TO LET.

**GROUND FLOOR RETAIL UNIT WITH FIRST AND SECOND FLOOR
OFFICES - A1/A2 USE ONLY**

2,680 sq ft (249 sq m)

Available as a whole or may split



For further information please contact: **Daniel Musgrove**

T: 01438 794586

E: daniel.musgrove@brownandlee.com

M: 07966 144131

W: www.brownandlee.com

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 situated on Leys Avenue, in the primary retail area of the town centre. The unit provides ground floor retail space with first and second floor offices above.

Accommodation:

Ground Floor

Retail area	875 sq ft	81 sq m
-------------	-----------	---------

First Floor

Office	901 sq ft	84 sq m
--------	-----------	---------

Second Floor

Office	901 sq ft	84 sq m
--------	-----------	---------

Total

Total gross Internal area	2,680 sq ft	249 sq m
---------------------------	-------------	----------

Features

- Town centre location
- WC on each floor
- Kitchens on first & second floor

Tenure

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

Rental

£45,500 per annum, exclusive for the whole.

Rates

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

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.

