

STATION PLACE

Station Road
Letchworth Garden City
Herts
SG6 3AE



TO LET.

**SELF CONTAINED TOWN CENTRE RETAIL/OFFICE ACCOMMODATION
APPROX. 3,000 SQ FT (278.7 SQ M)
CLASS E USE**



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Location

Letchworth was the World's first Garden City founded in 1903. It is 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 situated near to the railway station.

Description

The property comprises of a self-contained retail/office accommodation at the ground floor; level with kitchen and WC facility on the first floor.

Accommodation

The property provides the following net internal floor area: -

Retail/office accommodation	3,000 sq ft	278.7 sq m
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Total

Total net useable area	3,000 sq ft	278.7 sq m
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Features

- Kitchen facility at first floor
- Class E use
- Town Centre location
- Proximity to Railway Station
- Basement storage
- High decorative ceilings
- Grade II Listed building
- Ground floor accommodation with part first floor space
- WC facility at first floor

Tenure

Our clients can offer a new lease for a term to be agreed.

Rental

£38,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £21,000. 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)

A copy of the EPC is available upon request.

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.

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.

