

**47 STATION ROAD**

Letchworth Garden City  
Hertfordshire  
SG6 3BQ



**TO LET.**

**SELF-CONTAINED REFURBISHED GROUND FLOOR RETAIL/OFFICE  
ACCOMMODATION**

866 SQ FT (80.45 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 middle of Station Road connecting with the junction of Norton Road North and South. The property comprises of a ground floor retail unit with an office, WC facilities including access WC and a kitchen facility.

The property has recently been refurbished to a good standard with all walls painted white and fitted with a grey carpet.

## Accommodation

The approximate net useable areas are as follows:

### Ground Floor

Retail area	690 sq ft	64.10 sq m
Office	118 sq ft	10.96 sq m
Kitchen	58 sq ft	5.39 sq m

### Total

Total net useable area	866 sq ft	80.45 sq m
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## Features

- Newly refurbished
- Kitchen facility
- WC facilities including access WC
- Newly carpeted
- LED lighting
- Three phase power supply
- Electric heaters
- Suspended ceiling tiles
- Office area
- New wooden flooring in kitchen and WC areas
- Suitable for retailer or office occupier
- 1 hour free public car parking outside the shop
- Train Station within walking distance
- Access at the rear for loading

## Tenure

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

## Rental

£18,750 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £12,500. 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 B-48 expiring on 3<sup>rd</sup> August 2032, reference number: 6699-1783-1716-7058-3944. 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.



