

**PLINSTON HALL**

Broadway  
Letchworth Garden City  
Hertfordshire  
SG6 3NX



**FOR SALE.**  
**HALL / THEATRE / COMMUNITY CENTRE**

14,865 SQ FT (1,381 SQ M)



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

T: 01438 794586

E: [daniel.musgrove@brownandlee.com](mailto:daniel.musgrove@brownandlee.com)

M: 07966 144131

W: [www.brownandlee.com](http://www.brownandlee.com)

### 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.

The property is located on the edge of the Town Centre adjacent to Morrisons and a short walk from the railway station.

### Description

The property is a purpose built detached community hall/theatre in a good position with road frontage. The property also has its own car park at the rear for approximately 10 vehicles. Further parking can be made available on a licence arrangement if required. There is also access at the rear for loading.

The main area is on ground floor where there is a main entrance area and reception which leads into the main hall area. There are stairs leading to the first floor seating as well as office areas.

The main hall is currently set out with a stage to the front where there is access from the dressing rooms and a main hall area with seating for approximately 160 people. At first floor there is the main control room with access to waiting and reception areas which lead off the main stairs.

WC facilities are located on both floors and there is a bar in the ground floor.

There are service and ancillary areas on both floors.

The whole site area is 0.41ac / 0.16ha.

### User

The property is designed for use as a meeting hall/theatre/ community centre but may have alternative uses such as children's day care or religious purposes.

### Accommodation

The approximate net useable areas are as follows:

Ground floor	11,840 sq ft	1,100 sq m
First floor (Front)	602 sq ft	56 sq m
First floor (Rear)	2,422 sq ft	225 sq m

### Total

Total net useable area	14,865 sq ft	1,381 sq m
------------------------	--------------	------------

### Tenure

Our clients are able to offer a new long lease at nil ground rent for a term of 125 years.

### Price

£1,650,000 exclusive of VAT which will be applicable on this transaction

### Service Charge

There will be provision for recovery of costs for the maintenance and repair of common and shared areas associated with the property. Further details on request.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £36,000. 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)

The EPC rating for the building is D99.

### 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.

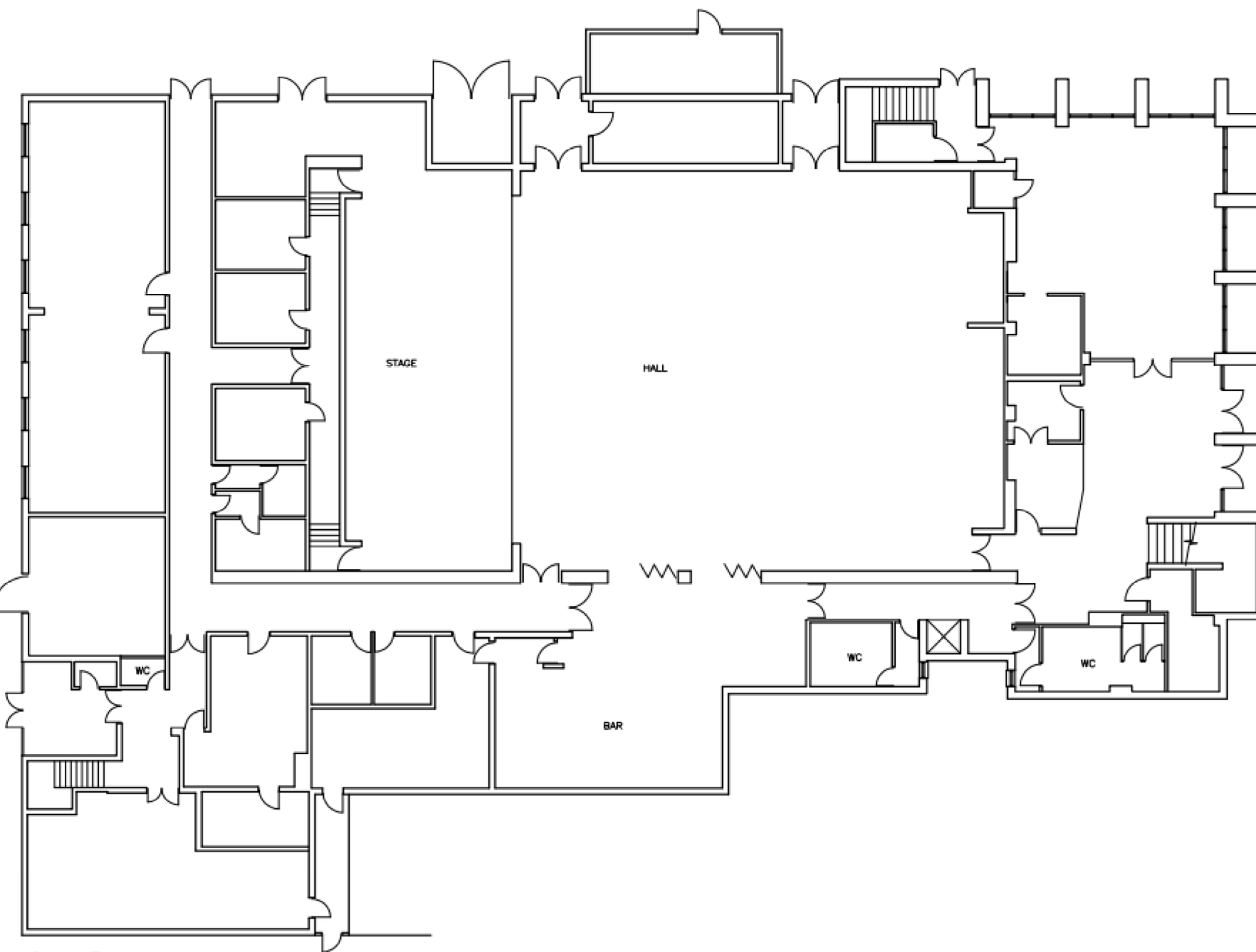
### Anti-Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide identification documents and proof of the source of funds for the transaction.



**NOTES**

All dimensions to be checked on site prior to commencement of any works, and refer any discrepancies to the surveyor.  
This drawing is to be read in conjunction with the specification and all relevant drawings.  
Do not scale this drawing.



Ground Floor  
Area 1100m<sup>2</sup>

Rev.	Date	Amendment	By
Drawing Status			
-			
Project			
Plinston Hall			
Client			
Letchworth Garden City Heritage Foundation			
Drawing			
Existing Floor Plan			
Drawn By			
ga			
Date	Sept 04	Scale	1:200
Dwg No	15532/PH/01	Rev	-



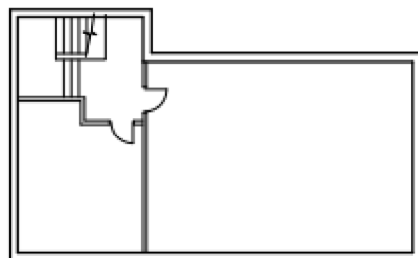
Project and Building Consultancy

Plinston Hall  
3 Palace Street, London W1M 0EU  
Tel: 020 7488 1948 Fax: 020 7488 2888

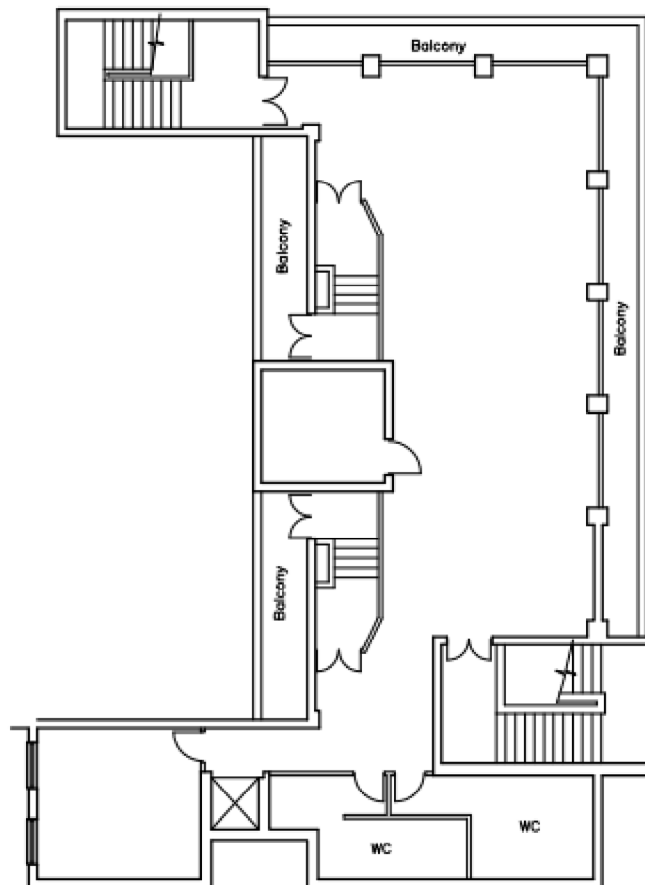
www.cluttons.com 1251 HG 104

**NOTES**

All dimensions to be checked on site prior to commencement of any works, and refer any discrepancies to the surveyor.  
This drawing is to be read in conjunction with the specification and all relevant drawings.  
Do not scale this drawing.



First Floor  
Area 56m<sup>2</sup>



First Floor  
Area 225m<sup>2</sup>

* Rev	* Date	* Amendment	* By
Drawing Status			
-			
Project			
Plinston Hall			
Client			
Letchworth Garden City Heritage Foundation			
Drawing			
Existing Floor Plan			
Drawn By			
ga			
Date	Sept 04	Scale	1:200
Dwg No	15532/PH/02	Rev	-



Project and Building Consultancy

Pauline Mason,  
2 Palmer Street, London W1R 0EJ  
Tel: 020 7463 1040 Fax: 020 7463 0200

www.cluttons.co.uk