

53 LEYS AVENUE



Letchworth Garden City
Hertfordshire
SG6 3EF



TO LET.

**REFURBISHED SELF-CONTAINED GROUND FLOOR RETAIL UNIT
WITH LARGE REAR STORE, PLUS 1 CAR PARKING SPACE**

970 SQ FT (90.20 SQ M)



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Location

Letchworth Garden City is in North Hertfordshire close to the Bedfordshire border and adjacent to Junction 9 of the A1(M). Letchworth Railway Station provides regular services, some non-stop, to London King's Cross (approximately 35 minutes).

Description

The property comprises a self-contained ground floor retail unit with WC facility. There is also a large rear store for storage. The accommodation also benefits from 1 car parking space.

The property has been refurbished to white box specification.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

| | | |
|---|-----------|------------|
| Retail sales area including storage space | 607 sq ft | 56.39 sq m |
| Rear store | 363 sq ft | 33.75 sq m |

Total

| | | |
|------------------------|-----------|------------|
| Total net useable area | 970 sq ft | 90.20 sq m |
|------------------------|-----------|------------|

Tenure

Our clients can offer a new effective full repairing and insuring lease, subject to service charge which will cover external repairs and maintenance to the building, for a term to be agreed.

Rental

£17,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £11,250. The UBR for 2025/26 is 55.5p 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.

Service Cost

There will be a contribution to service cost of £2,200 per annum for maintenance and repair of the external of the building excluding whole of shopfront.

Energy Performance Certificate (EPC)

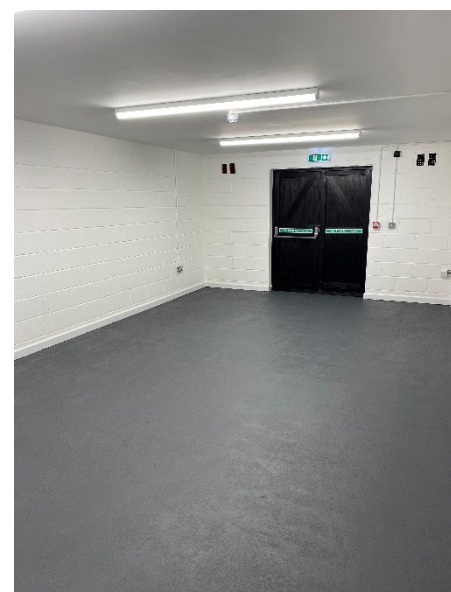
The Asset Rating is C-61 expiring on 24th October 2026, reference number: 9101-3000-0365-0790-5621. A copy of the EPC is available upon request.

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.



Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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