

11 THE ARCADE



Letchworth Garden City
Hertfordshire
SG6 3ET



TO LET. AVAILABLE MARCH 2026

**TWO STOREY SELF-CONTAINED RETAIL UNIT
792 SQ FT (73.5 SQ M)**



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Location

Letchworth Garden City 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.

Description

The property is situated within The Arcade, a covered shopping area connecting Station Road and the prime retail area of Leys Avenue. The property benefits from office/storeroom and WC facility at ground floor, with additional first floor storage accommodation.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail sales area	380 sq ft	35.3 sq m
Office/store	109 sq ft	10.1 sq m

First Floor

Storage	303 sq ft	28.1 sq m
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Total

Total net useable area	792 sq ft	73.5 sq m
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The property is available for occupation in March 2026.

Terms

The lease will be an effective full repairing and insuring lease, on terms to be agreed, with the Tenant directly responsible for all internal repairs and responsible under the service charge for the cost of all other repairs. The shopfront forms part of the Landlord's retained parts.

Rental

£10,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £7,900. 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 Charge

The service charge is £4,396.00 per annum plus VAT which includes the buildings insurance.

Energy Performance Certificate (EPC)

The Asset Rating is D-99 expiring on 25th May 2031.

Certificate reference number: 0446-4563-6100-0701-9708.

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

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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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