

2 LEYS AVENUE

Letchworth Garden City
Hertfordshire
SG6 3EU



FOR SALE/TO LET.

**REFURBISHED DOUBLE FRONTED GROUND FLOOR RETAIL UNIT
IN PRIME LOCATION**

CLASS E USE

805 SQ FT (74.78 SQ M)



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Location

Letchworth Garden City is in North Herts close to the Bedfordshire border and adjacent Junction 9 of the A1(M). To the south, the M25 provides access to the national motorway network and to the north, the A14 connects to the M1/M6 and east coast ports. Letchworth Garden City Railway Station provides regular services, some non-stop, to London King's Cross (approximately 35 minutes).

Description

The property is situated in the prime area of Leys Avenue within the town centre. The unit provides a ground floor double fronted retail unit tea point kitchen and WC facility.

The refurbished property will be presented in white box specification.

The property benefits from a brand-new shopfront and door.

Accommodation

The approximate useable areas are as follows:

Ground Floor

Retail Area	786 sq ft	73.02 sq m
Small Kitchen	19 sq ft	1.76 sq m
Total Useable Area	805 sq ft	74.78 sq m

Features

- Prime town centre location
- Double frontage
- Refurbished throughout
- Replacement windows and door
- Tea point
- WC facility

Tenure

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

Rental

£29,000 per annum, exclusive.

Price

£365,000 long leasehold.

The long lease is held for 200 years dated 9 March 2021 expiring on 8 March 2221 at a peppercorn ground rent.

Rates

To be assessed.

Energy Performance Certificate (EPC)

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.

