

22-24 LEYS AVENUE

Letchworth Garden City
Hertfordshire
SG6 3EU



TO LET.

PROMINENT LARGE TOWN CENTRE RETAIL UNIT

4,406 SQ FT (409.31 SQ M)



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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, large retail unit with WC facilities. There is a basement area for extra storage, if required. Loading facilities are available at the rear.

The entrance provides a set of two double doors for good access for customers.

The rear yard also provides space for staff parking. Two parking permits are provided with the accommodation. The car park is on a first come first served basis.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail sales area	4,156 sq ft	386.09 sq m
Basement	250 sq ft	23.22 sq m

Total

Total net useable area	4,406 sq ft	409.31 sq m
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Features

- Prominent position
- Three phase power supply
- WCs x2
- Rear access for loading
- X2 car parking spaces at rear
- Basement storage
- Air conditioning units
- Tiled flooring in main shop area
- Suspended ceiling in main shop area
- EPC – C Rating

Tenure

The property is available on an effective full repairing and insuring lease for a term to be agreed.

Rental

£47,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £46,250. The UBR for 2026/27 is 38.2p 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.

Service Charge

There is a service charge payable of £4,584 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-68 expiring on 27 May 2029. A copy of the EPC is available upon request.

Reference number: 0250-4931-0301-7270-1014.

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.

