

PLOT 413

Dunhams Lane
Letchworth Garden City
Hertfordshire
SG6 1JH



RARE FREEHOLD FOR SALE.

SECURE ROADSIDE YARD WITH ACCESS OFF WORKS ROAD

12,800 SQ FT (1,189 SQ M)

For further information please contact either:

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Location

The site is located in Letchworth Garden City, situated in North Hertfordshire adjacent to 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 Railway Station provides direct services to London Kings Cross.

Description

The site fronts and has access from Works Road. It is currently used as car storage, surfaced and secured with palisade fencing and gated entrance.

From previous uses we understand the site benefits from mains power, gas and water supply, all of which are currently isolated. The site also benefits from mains drainage which is currently plugged.

Area

The approximate gross area of the site is 12,800 sq ft (1,189 sq m).

Features

- Water, electricity and gas - currently capped off
- Mains drainage - currently plugged
- Secure site with gated entrance
- Access from and frontage onto Works Road
- Rare Freehold ownership opportunity

Use

We understand that the site has established use for B8, currently used as car storage. The site has historical use as a café and is in a designated employment area. Interested parties should make their own enquiries on alternative planning uses.

Price

£425,000 for the Freehold. Unconditional offers preferred, but subject to planning offers may be considered.

Rates

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

Not applicable.

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 purchasers should satisfy themselves as to their condition.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



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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