FOR SALE

4,558 Sq Ft

(423.44 Sq M)



- Former Church, now used as a nursery
- Set on a approximately 0.11 hectares (0.27 acres)
- Building is set over 2 floors & basement storage
- Large Car Park

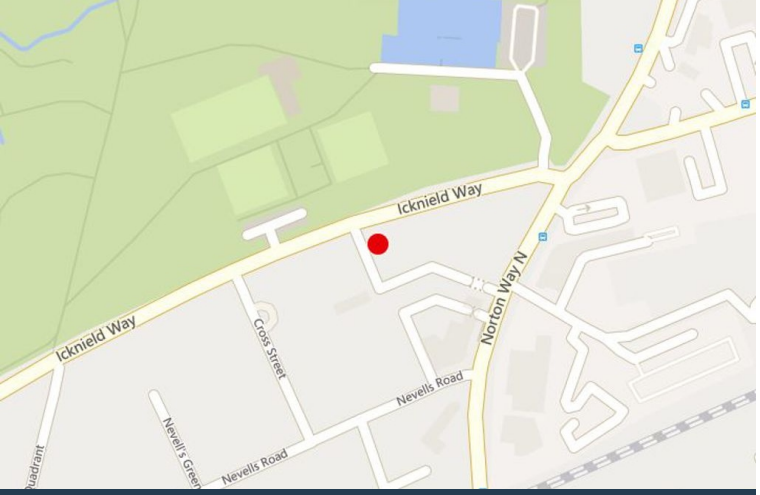
Elim Hall

269 Icknield Way, Letchworth Garden City, SG6 4UE

Contact: Hannah Niven

eddisons.com

BTG Eddisons







Location

- Located in Letchworth the World's First Garden City. The property is located in the town centre within walking distance to local amenities.
- 2 Miles from A1(M)
- 0.5 Miles to Letchworth Garden City Train Station
- 15 Miles to M1 Junction 10

what3words
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Google Maps
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Description

- The property is set on approximately 0.11 hectares of land which includes a large gravel car park which can accommodate around 25 cars.
- At the ground floor, the property consists of a kitchen, with storage room off, 3 halls/classrooms accessed via a shared corridor, children's WCs and two further WC. To the side elevation is a reception are with stud portioned vestibule and office.
- The first floor consists of a large hall, a storage room/office & staff room.
- There is an enclosed garden, which is currently used as a children's play area& a detached garage to the front elevation.

Terms

250 year lease be granted on a peppercorn ground rent.

For a long lease hold sale price, offers in the region of £725,000.

Accommodation

Basement	**23.5 SQ M**	**253 SQ FT**
Ground Floor	**261.05 SQ M**	**2,810 SQ FT**
First Floor	**141.67 SQ M**	**1,525 SQ FT**
Total	**423.44 SQ M**	**4,558 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-90

Business Rates: Available upon request

Contact:

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