TO LET

3,312 Sq Ft (307.68 Sq M)



- Prime town centre location
- Large self-contained ground floor retail unit with Class E use
- First floor office
- Rear loading access providing convenient loading
- WC Facility

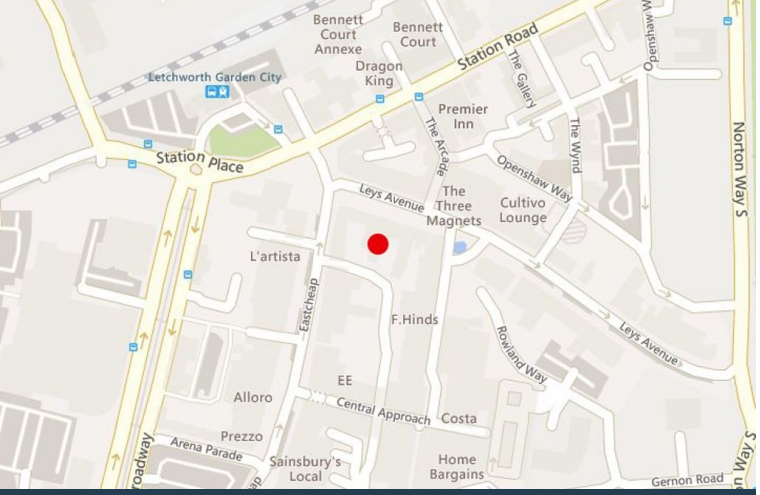
21 Leys Avenue

Letchworth Garden City, SG6 3EA

Contact: Hannah Niven or Steve Cable

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Location

- Located in Letchworth Garden City town centre.
- Located 2.5 miles from Junction 9 of the A1(M).
- The M25 lies half an hour away to the south, providing direct access to the national motorway network.
- The A14 to the north offers excellent connectivity to the M1, M6 and key east coast ports.
- Within walking distance to Letchworth station with fast and frequent services to both London and Cambridge.

what3words
///fight.harp.hunt

Google Maps
Click here

Description

- Situated in a prime town centre location on Leys Avenue, close to Eastcheap and the Garden Square Shopping Centre.
- The property comprises ground and first floor accommodation
- Features a self-contained retail unit with WC facilities at ground floor level and office accommodation on the first floor.
- The premises also benefit from rear access, providing convenient loading facilities.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £40,750. VAT is payable

Accommodation

Retail sales area & WC	**255.85 SQ M**	**2,754 SQ FT**
Offices	**51.84 SQ M**	**558 SQ FT**
Total	**307.68 SQ M**	**3,312 SQ FT**

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

EPC: B-49

Business Rates: The rateable value is £38,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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