

## UNIT D THE COLONNADE

Station Road  
Letchworth Garden City  
Hertfordshire  
SG6 3AQ



# TO LET.

**REFURBISHED GROUND FLOOR SELF-CONTAINED RETAIL UNIT  
WITH FIRST FLOOR OFFICE/STORAGE SPACE**

634 SQ FT (58.89 SQ M)



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## Location

Letchworth Garden City is located in North Herts close to the Bedfordshire border and 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 regular services some nonstop to London King's Cross (approximately 35 minutes).

The subject property is located on Station Road adjacent to the Platform Pub and within proximity to the railway station.

## Description

The property comprises of a self-contained retail unit with stores and a kitchen area at ground floor level. The first-floor accommodation provides an office/storage room with WC facility.

The accommodation has been refurbished at ground floor level.

## Accommodation

The accommodation provides the following net internal floor area: -

### Ground Floor

Retail Sales Area	244 sq ft	22.67 sq m
Kitchen	218 sq ft	20.25 sq m
Storerooms	57 sq ft	5.29 sq m
Total ground floor	519 sq ft	48.21 sq m

### First Floor

Office	115 sq ft	10.68 sq m
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### Total net internal area

Total	634 sq ft	58.89 sq m
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## Tenure

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

## Rental

£8,250 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £11,000. The UBR for 2023/24 is 51.2p 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.

## Energy Performance Certificate (EPC)

The Asset Rating is D-100 expiring on 8<sup>th</sup> October 2025. Reference number: 9905-3000-0052-0990-9805.

## Service Charge

There is a service charge provision within the lease. The annual figure is £2,303.80 per annum, plus VAT.

## 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.

