

TO LET
RETAIL
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CRAFTY'S
Est. 2014

GRAHAM
SIBBALD



15 Leys Avenue,
Letchworth Garden City,
Hertfordshire, SG6 3EA

- Open-plan retail sales area
- Glazed shopfront providing excellent natural light
- Suitable for a variety of retail, leisure, or commercial uses (subject to planning)
- Rear access with parking for two vehicles

LOCATION

The subject property is situated on the southern side of Leys Avenue within the town centre of Letchworth Garden City. The property occupies a central position within the established retail and commercial area of Leys Avenue, close to Letchworth Garden City Railway Station and the junction with Eastcheap. The entrance to the shopping centre is c. 50m to the left of the unit.

The surrounding area is characterised by traditional Garden City architecture and a mix of retail premises, restaurants, cafés, and local commercial services within the town's primary shopping thoroughfare.



DESCRIPTION

The subject property comprises a ground floor retail unit, currently fitted out and previously trading as a bar. The property benefits from an extended frontage onto Leys Avenue, featuring recessed display windows set within a wooden façade.

Internally, the main trading space is fitted to a good standard with wooden flooring, ambient lighting, and an air conditioning unit positioned over the main seating area. To the rear of the primary trading floor, there is a secondary small seating area, a WC, and a kitchen facility.

To the rear of the building, a back entrance/exit opens onto external space currently utilised for deliveries and bin storage. There is also the right to park two private cars or motorbikes in the rear car park.

ACCOMMODATION

Total	986.65 Sq Ft	91.66 Sq M
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RATEABLE VALUE

From online enquiries we understand the rateable value is £19,500 with rates payable in the region of £7,449.



VAT

The unit is not subject to VAT and therefore is not payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

Awaited

QUOTING RENT

£29,950 Per Annum

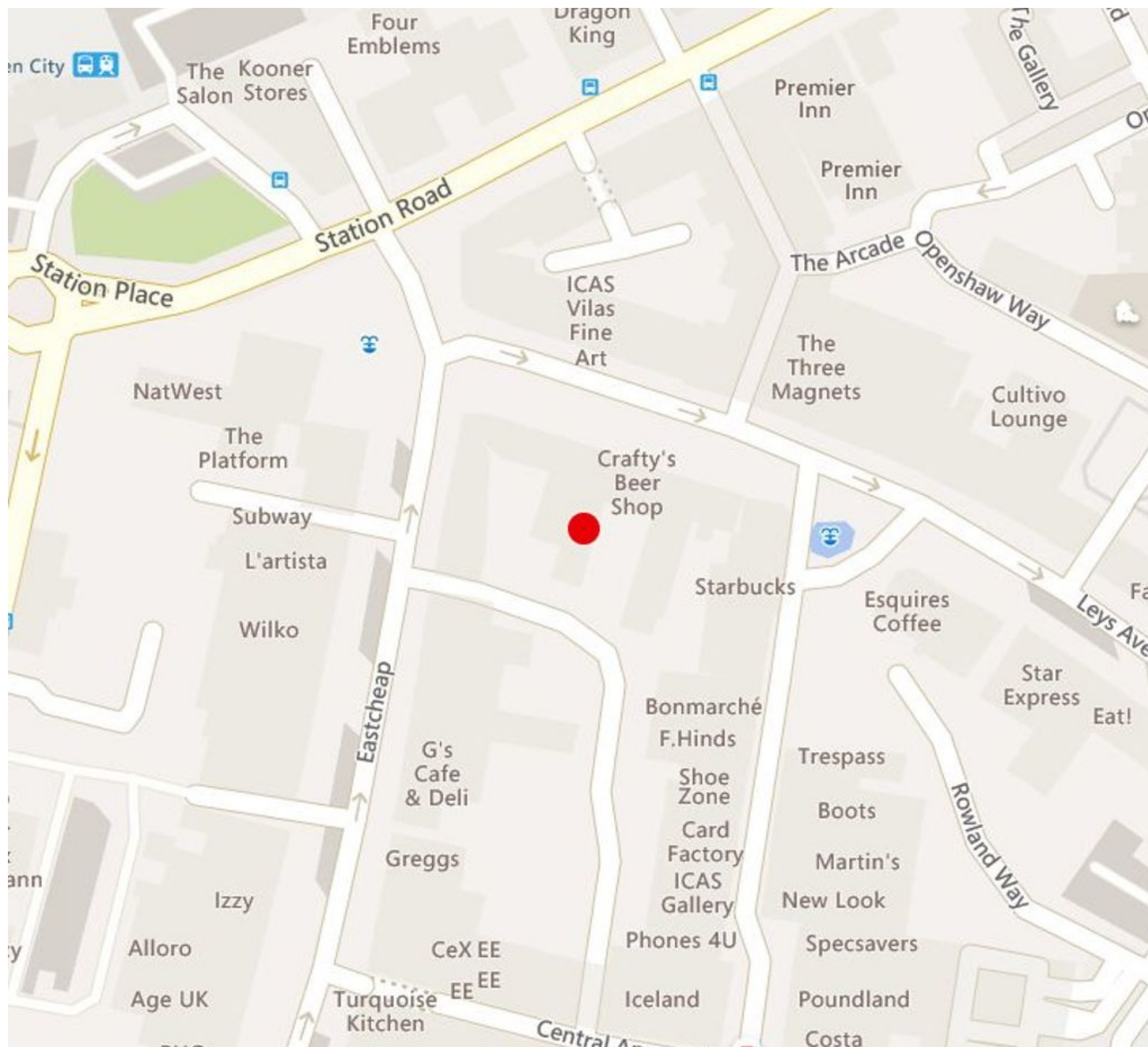
TENURE

The premises are offered with a new lease on a full repairing and insuring terms. Terms subject to negotiation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.





To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.