



## NEW LEASE AVAILABE E CLASS USE 25 LEYS AVENUE, LETCHWORTH SG6 3EP

### Location

Letchworth is an affluent commuter town in north Hertfordshire, situated close to the junction 9 of the A1M, with a population is in excess of 35,000. The Garden Square provides the main town centre shopping and connects Eastcheap with Leys Avenue.

The subject premises are situated at the newly developed Leys Avenue entrance, where nearby occupiers include Starbucks, Esquires, Cultivo Lounge, JD Wetherspoon and Boots the Chemist.

### Description

The property comprises a newly built stand-alone unit, providing the following approximate dimensions and floor area:

Internal Width	44ft 3 inches	13.5 m
Depth	57ft 9 inches	17.6 m
Ground Floor	2,700sqft	251 sqm

Potential for outside seating

### Lease

The property is available for a new 10 or 15 year effectively full repairing and insuring lease.

### Rent

£50,000 per annum.

### Rates

To be reassessed.



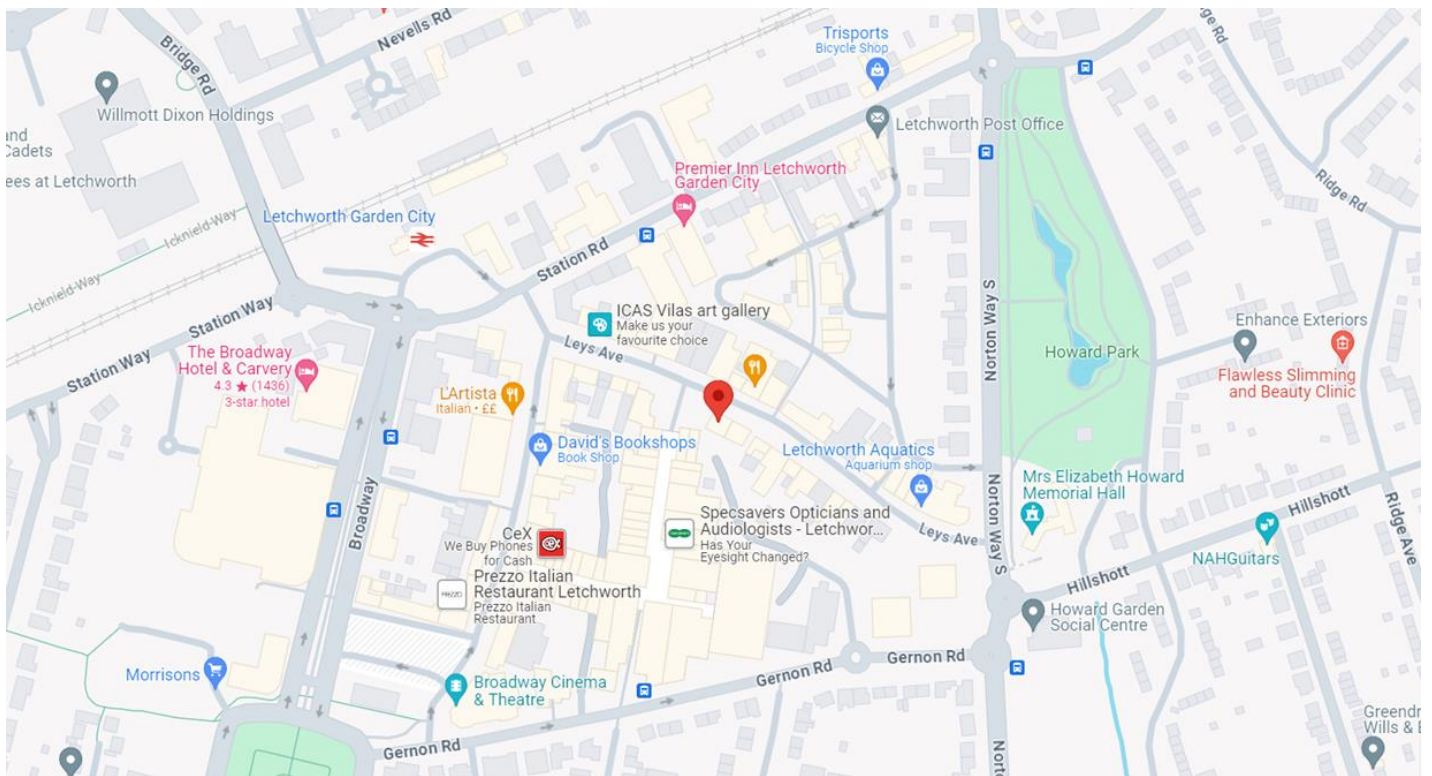
## Viewing

To be arranged through JP RETAIL

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