

RAPLEYS

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0370 777 6292

TO LET **Double Retail Unit**

22– 24 Leys Avenue
Letchworth Garden City Hertfordshire SG6 3EW

CONTACT **Matthew Guest**
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Richard Curry
07876 747146 | richard.curry@rapleys.com



Double fronted retail unit in
the heart of Letchworth
Garden City

349.98 sq m (4,154 sq ft)

New leases available

Population of 153,000
within a five mile radius

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Welcome to Letchworth – The worlds first Garden City

Located in Hertfordshire, Letchworth is a vibrant cultural town with an immediate population of 34,250. Whether you're visiting family and friends or here for a day out, Letchworth can offer a range of activities and local attractions to suit all ages.

Leisure

The town centre boasts a perfect mix of attractions with specialist shops, 35 eateries, and the International Garden Cities Exhibition arts centre.

The 786 seat art deco Broadway Cinema has recently undergone a £3.8m investment and was re-launched in February 2017. The theatre will offer a vibrant mix of shows, comedy, live music, dance and family entertainment creating a regional hub for arts and culture in Hertfordshire.

Every third Saturday of the month the locals come together and hold a farmers market in Leys Square to buy and sell fresh local produce.

For the more active, the town offers a selection of golf courses or a 13 mile cycling and walking route around the town.

Shopping

Letchworth offers shoppers an abundance of high street stores across a pedestrian friendly town centre and includes specialty gift shops, niche bakeries and coffee shops scattered across the town and restaurants and pubs set amongst picturesque tree lined streets.

Garden Square Shopping Centre is positioned in the centre of Letchworth and offers a modern precinct shopping experience with a range of national brands which include **Boots, The Body Shop, Costa, New Look, Peacocks** and **Dorothy Perkins**.

Location

Letchworth Garden City is located in North Hertfordshire, approximately 7.1 miles north of Stevenage, 18.2 miles south east of Bedford and 28.3 miles south west of Cambridge.

Population in a three mile radius: 86,000.

Population in a five mile radius: 153,000.





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Location

The property occupies a prime position on Leys Avenue and is situated immediately opposite the eastern entrance of the Garden Square Shopping Centre. Occupiers in the immediate vicinity include; **Ponden Home, WH Smith, Edinburgh Woollen Mill, Holland & Barratt** and **Nationwide**.

Description

The property comprises a mid terrace double fronted retail unit and the accommodation is configured to provide a largely open plan sales area with ancillary storage and staff accommodation situated at the rear. There property benefits from rear access onto a small service yard accessible from Openshaw Way.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor - Sales	348.31	4,136
Ground Floor - Ancillary	1.67	18
Total	349.98	4,154

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

Tenure

Leasehold.

Energy Performance

Energy Performance Asset Rating: C.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on <https://www.gov.uk/calculate-your-business-rates>.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agent.



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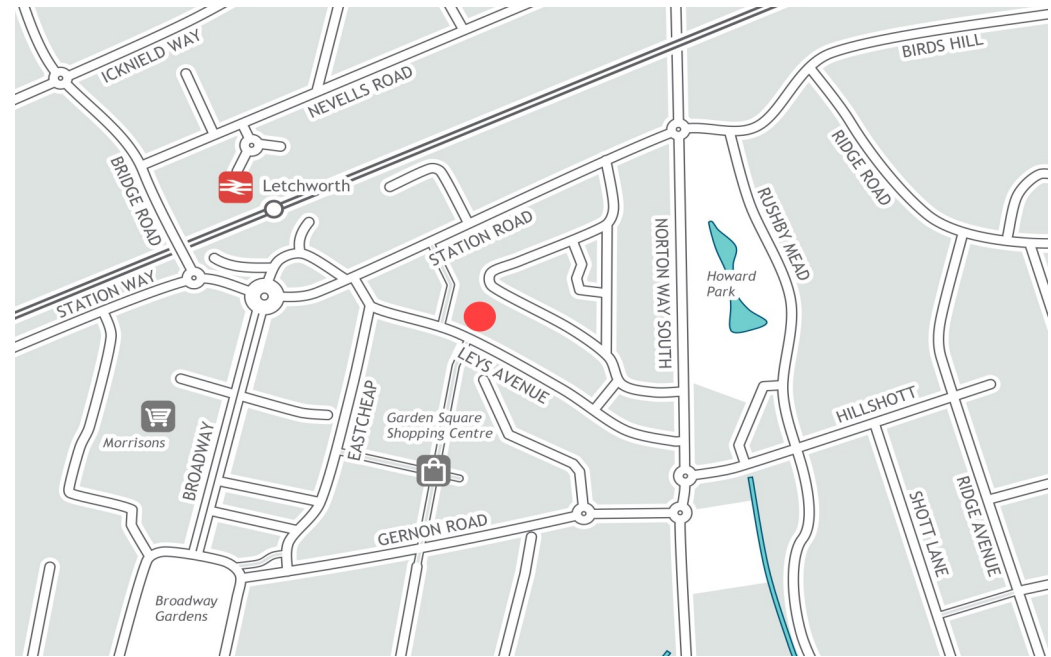
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