

# TO LET

11 Eastcheap  
Letchworth Garden City  
SG6 3DA



## LOCATION

Letchworth is located in North Hertfordshire approximately 5 miles north of Stevenage, 14 miles north east of Luton, 24 miles south west of Cambridge and 39 miles north of London. Letchworth has a resident population of approximately 37,000 with a catchment of over 86,000 persons within 10 minute drive time. Over 60% of catchment residents are affluent social grade of AB or C1.

The subject property occupies a large prominent position on Eastcheap in close proximity to the entrance of Garden Square Shopping Centre. Nearby an array of operators including Café, Restaurants and independent and national retailers.

## DESCRIPTION

The property is fitted, ready for immediate occupation and arranged over ground and first floor. The unit benefits from rear servicing off a side street and 4-5 staff parking spaces. Subdivision may be considered.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor:</b>	1,399.68 sq m	9,506 sq ft
<b>Upper Floors:</b>	1,031.41 sq m	12,066 sq ft

## TENURE

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed.

## RENT

Upon Application.

## RATEABLE VALUE

£90,000 (2023)

We suggest that all interested parties should verify the above with the Local Authority.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents.

**SUBJECT TO VACANT POSSESSION**  
**SUBJECT TO CONTRACT**

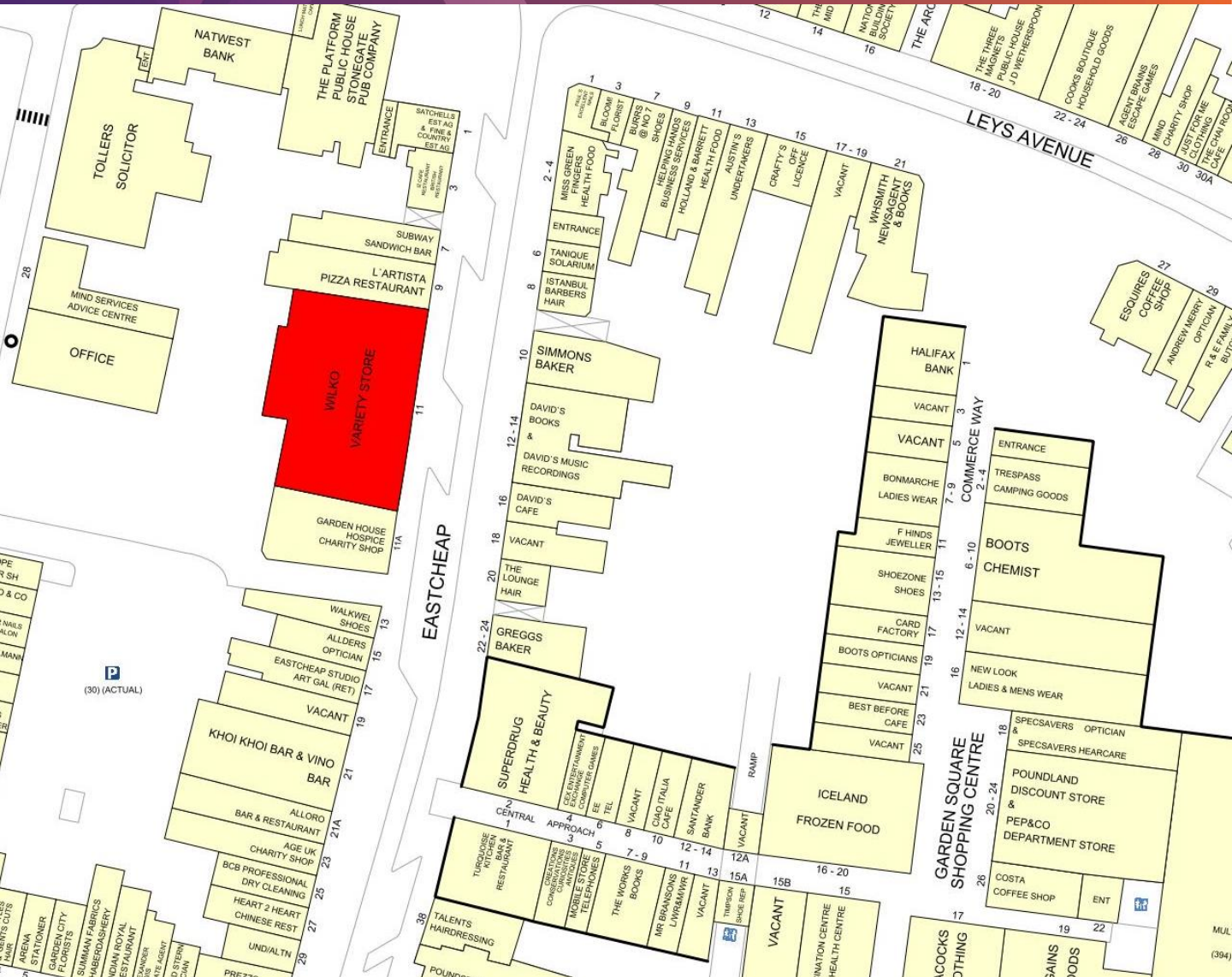
  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

0121 400 0407

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