

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:

Ground Floor:	1,399.68 sq m	9,506 sq ft
Upper Floors:	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

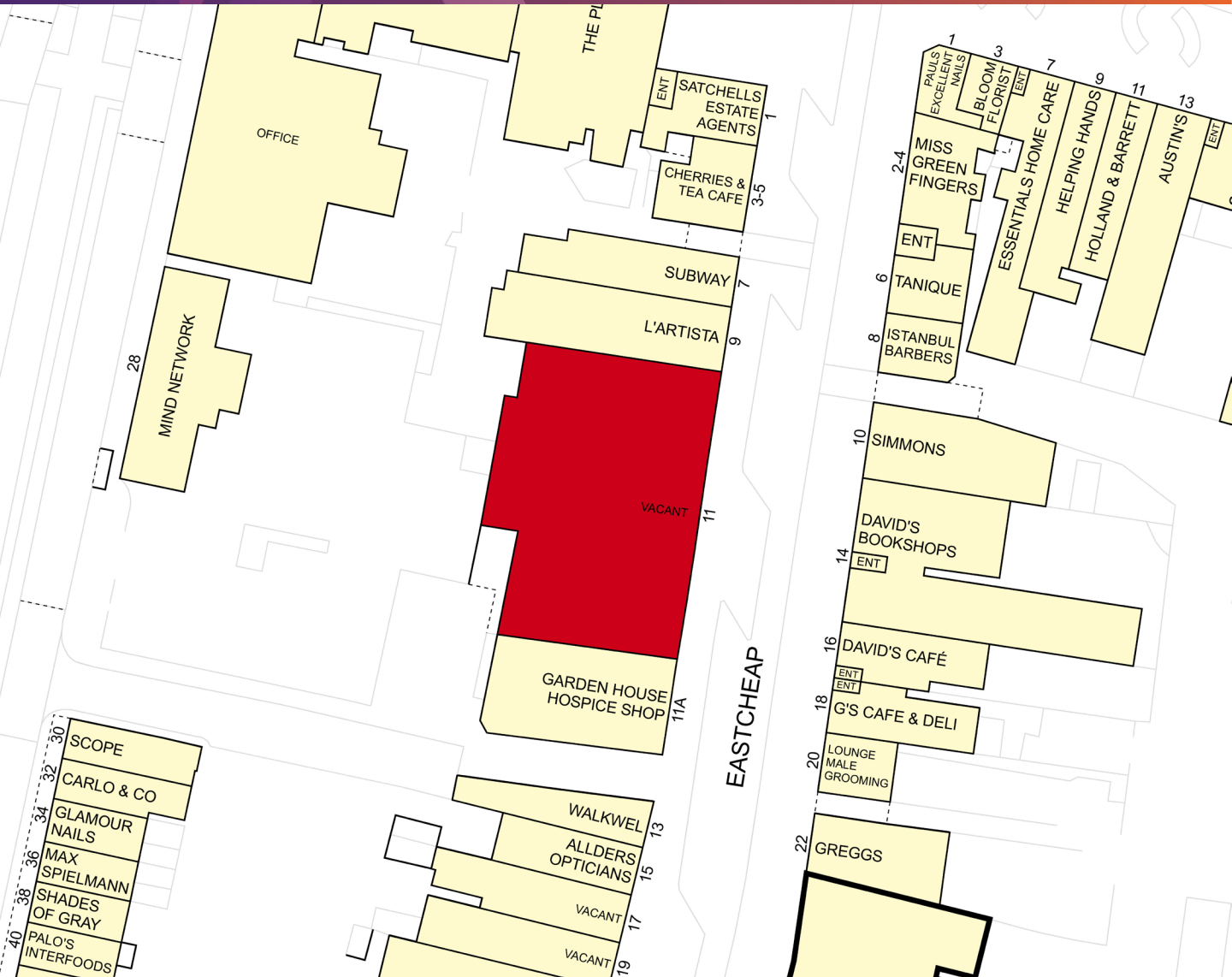

CREATIVE RETAIL
PROPERTY CONSULTANTS

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