

**RAPLEYS**

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**0370 777 6292**

## TO LET Prime Retail Unit

19 Eastcheap, Letchworth Garden City  
Hertfordshire SG6 3DA

CONTACT **Will Primrose**  
07879 417824 | will.primrose@rapleys.com

On the instructions of **Letchworth  
Garden City**  
Heritage Foundation



Prime retail unit available in  
the heart of Letchworth  
Garden City

198.26 sq m (2,134 sq ft)

Population of 153,000 within a  
five mile radius

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### Welcome to Letchworth – The world's 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 offers 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**, **The Works** 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 unit occupies a prominent position on Eastcheap, Letchworth's prime retail high street and is located directly opposite the entrance to the western side of the Garden Square Shopping Centre.

Occupiers in the immediate vicinity include: **Prezzo, Wildwood, Superdrug, Sainsbury's Local, Wilko, Subway, Thomson Travel, Morrisons** and prominent local retailer **David's Books**.

### Description

The property comprises a mid-terrace retail unit arranged over ground, first and second floor. The accommodation is configured to provide a largely open plan sales area with ancillary storage, servicing and staff accommodation to the rear. The premise also benefits from staff parking and delivery access located in the rear yard, accessed from Broadway.

### Accommodation

The available unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	137.22	1,477
First floor	27.87	300
Second floor	33.17	357
<b>Total</b>	<b>198.26</b>	<b>2,134</b>

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.

### Terms

Available upon request.

### Energy Performance

Energy Performance Asset Rating: D.

### Rating

We are advised that the Rateable Value for the property is £17,250 and the UBR for 2019/20 is 49.1p in the £. 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 [www.gov.uk/calculate-your-business-rates](http://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.





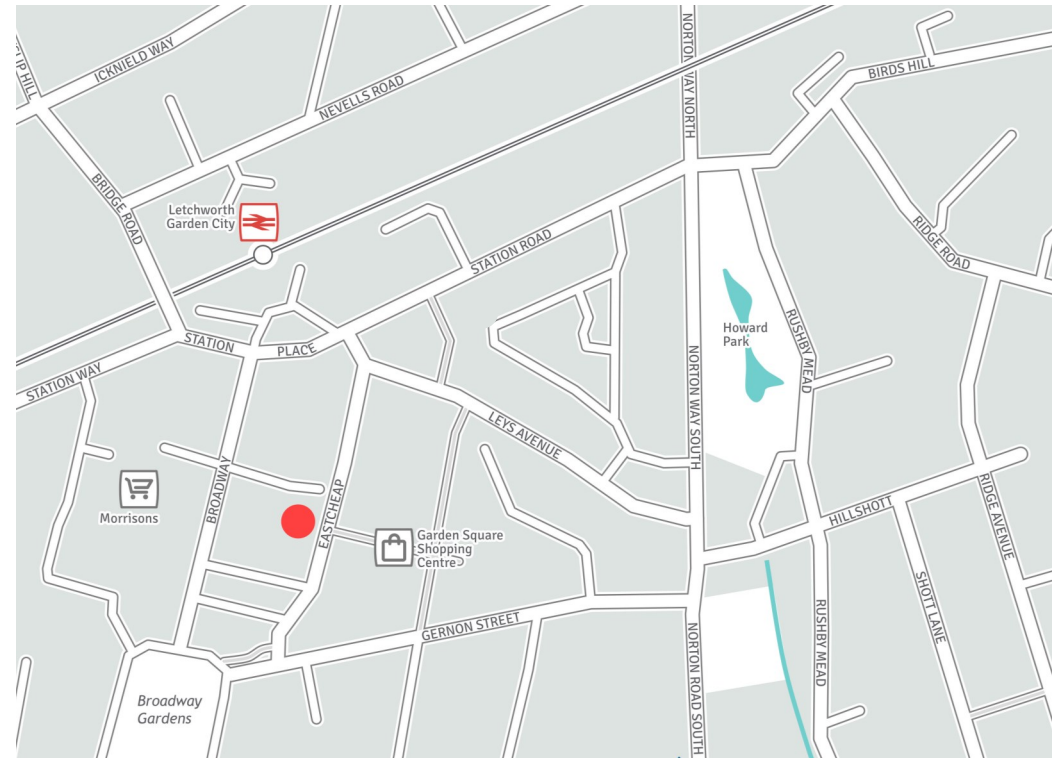
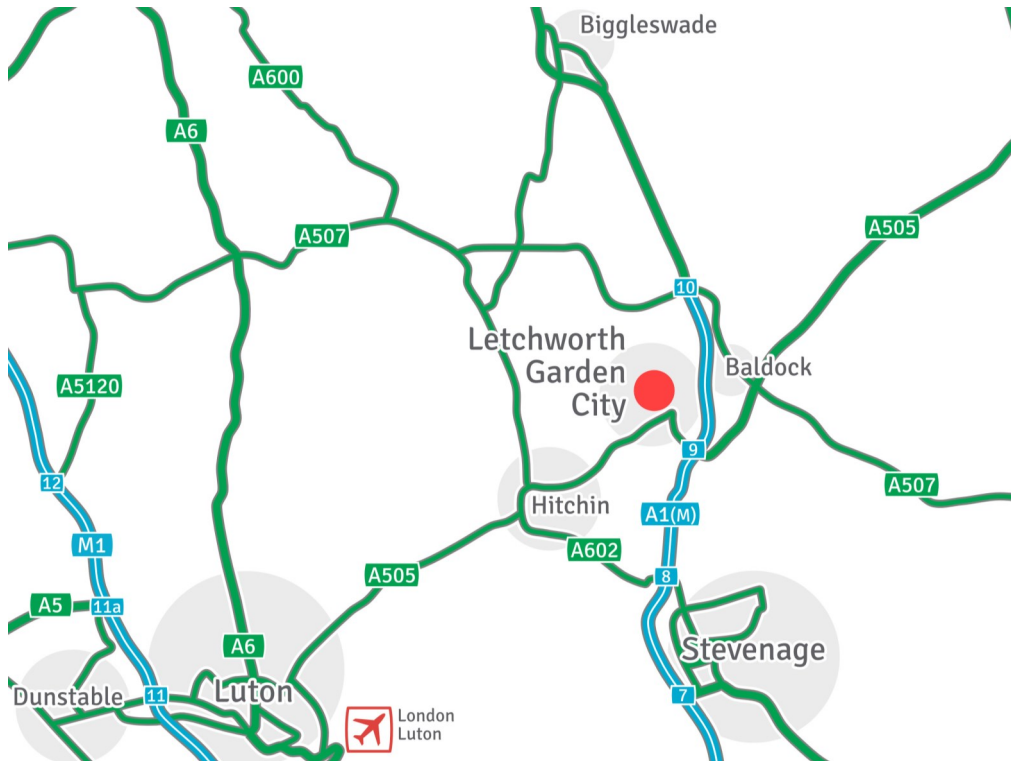
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