



## NEW LEASE AVAILABLE E CLASS USE 10 Central Approach, Garden Square Shopping Centre SG6 3DP, LETCHWORTH

### Location

Letchworth is an affluent commuter town in north Hertfordshire, situated close to the junction 9 of the A1M, with a population of in excess of 35,000 and an affluent catchment of approximately 87,000. The Garden Square provides the main town centre shopping and connects Eastcheap with Leys Avenue.

The subject premises are situated on Central Approach, close to the Eastcheap entrance, where nearby occupiers include Superdrug, Turquoise, The Works and Santander.

### Description

The property comprises a ground floor unit, providing the following approximate floor area:

Ground Floor	680sqft	63.17sqm
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### Lease

The property is available on a new 5 or 10 year FRI lease.

### Rent

£20,000 per annum exclusive.

### Rates

The property has been assessed for rates as follows:

Rateable Value 2024 / 2025	£17,750
Rates Payable	£8,857 per annum





Tel: 020 7039 0130

**Service Charge**

£1,823 per annum.

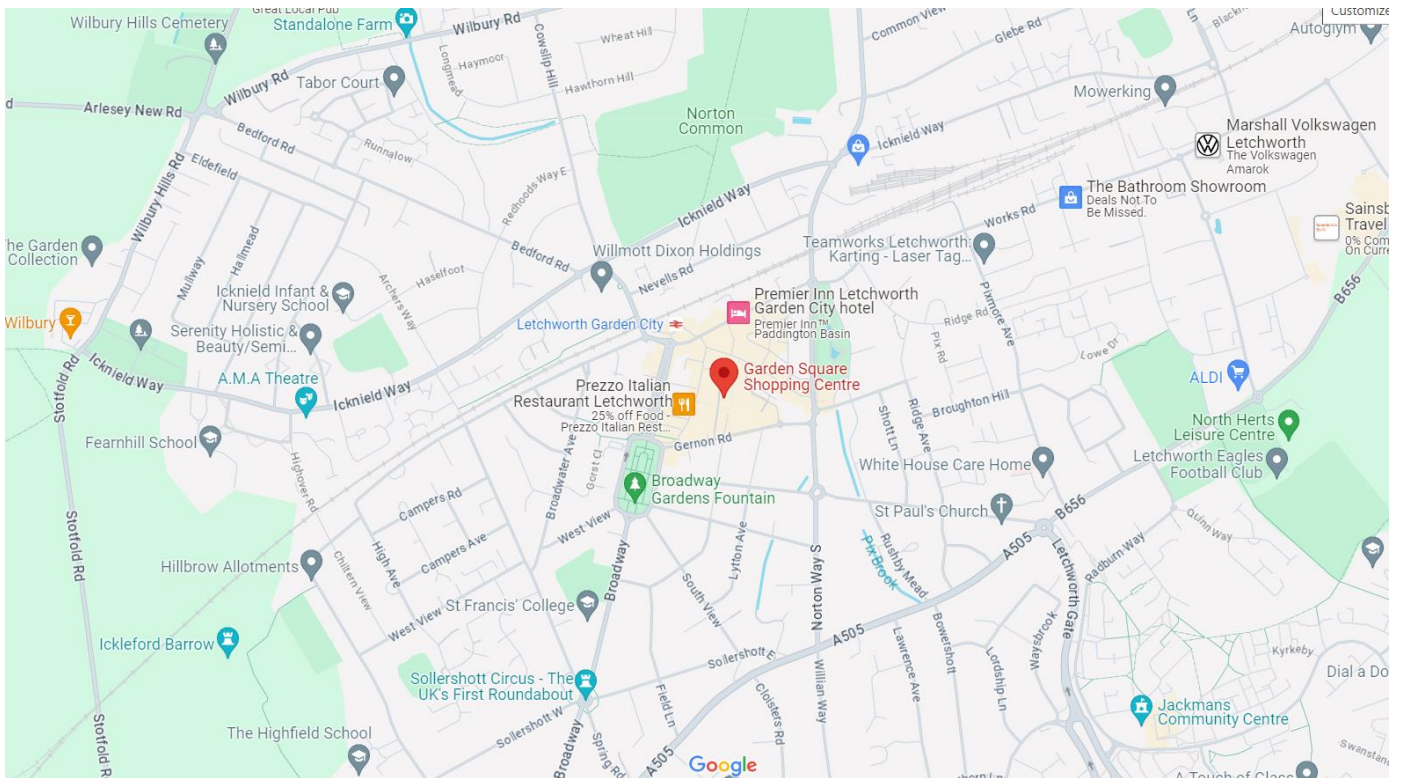
**Viewing**

To be arranged through JP RETAIL

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