JP Retail

Tel: 020 7039 0130

NEW LEASE AVAILABE

3 Commerce Way,
Garden Square Shopping Centre
LETCHWORTH SG6 3DN

E CLASS USE

Location

Letchworth is an affluent commuter town in north Hertfordshire, situated close to the junction 9 of the A1M, with a population is 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 close to the Leys Avenue entrance, where nearby traders include Boots the Chemist, F Hinds, Starbucks, Specsavers and Nationwide Bank (opening Summer 2025).

Description

The property is arranged over ground and first floor, providing the following approximate floor areas:

Ground Floor	591sqft	54.91sqm
First Floor	359sqft	33.35sqm

Lease

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

Rent

£22,500 per annum exclusive.

Rates

Rateable Value	£18,750
Rates Payable 25/26	£9,356 per annum.

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Service Charge
Estimated around £2,751 for the current year.

Viewing
To be arranged through JP RETAIL
James Peasnell – 07967 697918 james@jpretail.co.uk or Sian Fountain – sian@jpretail.co.uk
Tel: 0207 039 0130

Or Joint Agent Nick Cook – 07884 433062

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