



## NEW SHORT TERM LEASE AVAILABLE

18 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 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 property is situated in a central position within the Garden Square, adjacent to New Look and Poundland, where other nearby traders include Home Bargains, Peacocks, Martin Furniture and Boots the Chemist. Specsavers are upsizing and relocating to larger premises in the centre, (opening Christmas 2025).

### Description

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

Ground Floor	1,960 sqft
First Floor	1,660 sqft

### Lease

The property will be on a new short term lease for a term to be agreed.

### Rent

On application.

## Rates

Rateable Value           £38,500  
Rates Payable 25/26     £19,212 per annum.

## Service Charge

Estimated around £9,755 for the current year.

## Viewing

To be arranged through JP RETAIL

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