

Letchworth Garden City
15 Blackhorse Road
Site
Hertfordshire
SG6 1HR

- **Freehold Ground Rent Investment**
- Located in an established office location
- Let on lease expiring 2069
- Rent Review 2036
- Reversion 2069
- No VAT applicable
- Current Rent Reserved
£12,250 pa



Tenure

Freehold.

Location

Letchworth, the first Garden City, is located some 32 miles north of Central London, 4 miles north of Stevenage and 12 miles north-east of Luton. The town is situated close to Junction 9 of the A1(M), which provides direct access to the M25 Motorway.

The property is situated within an established office and industrial location, 2.4 miles north of Junction 9 of the A1(M) off Blackhorse Road. The property is located at the junction of Knap Close and Blackhorse Road.

Occupiers close by include Hanck Heat Treatment, Hertfordshire Timber and Building Supplies and Hanmere amongst others.

Description

The site of 0.17 hectares (0.42 acres) presently provides an office building on ground and first floor.

Tenancy

The property is at present let to LETCHWORTH GARDEN CITY HERITAGE for a term of 99 years from 24th June 1970 at a current rent of £12,250 per annum. The lease provides for a rent review in 2036 and contains full repairing and insuring provisions.

VAT

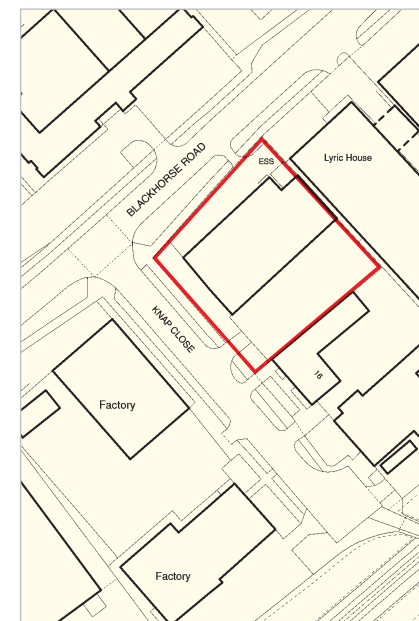
VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate

For EPC Rating please see website.



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