

FOR SALE

10,903 Sq Ft

(1,012.89 Sq M)

- › Potential part conversion opportunity (STP)
- › Investment of part with lease to The Secretary of State with 9 years remaining
- › Town Centre Location
- › Less than 100m to Letchworth Station



People's House

2 Station Road, Letchworth Garden City, SG6 3AZ

Contact: Hannah Niven or Nathan Andrews

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Location

- Located in Letchworth Garden City town centre, the world's first Garden City, founded in 1903. One of North Hertfordshire's most vibrant well connected towns. Renowned for its unique heritage, thriving community, and ongoing regeneration, it continues to attract investment, new businesses, and sustained demand from residents and occupiers alike.
- Located within 80m of Letchworth's mainline Railway Station with fast and frequent services to London and Cambridge and Junction 9 of the A1(M) is approximately 2 miles to the south-east.
- As the world's first Garden City, Letchworth offers a distinctive blend of character, connectivity, and long-term potential.



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Description

- Offered by way of a new 250 year long lease hold, the property has both investment and development potential.
- People's House, 2 Station Road and the adjacent car park, has a current lease to The Secretary of State for Housing Communities and Local Government under a 10-year lease from 21/02/2025 at £70,000 per annum.
- People's House 2a Station Road, is currently vacant and has the potential for redevelopment for housing subject to planning.
- Total site area of approximately 0.35 acres.
- Further information can be provided on request.

Terms

The property is offered on a 250 year leasehold basis with offers in the region of £1,250,000. Offers are invited on an unconditional basis. VAT is payable on the purchase price.

Viewings will be undertaken by private appointment with the agent.

Accommodation (Net Internal Area)

2 Station Road (Let)	663.03 SQ M	7,137 SQ FT
2a Station Road (Vacant)	349.86 SQ M	3,766 SQ FT
Total	1,012.89 SQ M	10,903 SQ FT

EPC: D-94

Business Rates: Available upon request

Planning Policy: The property offers a part opportunity for sensitive redevelopment (STP), with the retention of its heritage character forming a fundamental requirement. Proposals are expected to be thoughtful and sympathetic, ideally retaining an element of commercial use alongside the introduction of residential accommodation, to create a balanced and sustainable scheme.

Contact:

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