FOR SALE

9,191 Sq Ft (853.84 Sq M)



- Substantial mixed use terrace with vacant possession
- Approximately 0.3 miles to Letchworth Station and Town Centre
- Potential conversion opportunity (STP)
- Includes existing residential accommodation
- Not Listed and not subject to Article 4 direction

1–9 Howard Park Corner

Letchworth Garden City, SG6 1PQ

Contact: Hannah Niven
Tel: **01582 738866**
eddisons.com

BTG Eddisons







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.
- The property is within a short walking distance of Letchworth Rail Station, which provides direct rail links to London in 40 minutes and Cambridge in 30 and Junction 9 of the A1(M) is approximately 2 miles to the south-east.
- Howard Corner sits at the apex of Station Road, Birds Hill and Norton Way. Within 0.3 miles of Letchworth town centre.

Google Maps
Click here

Description

- Comprises a terrace of two storey properties including 5 ground floor commercial units with residential accommodation upon the first floor.
- Basements within parts of the property.
- Offered for sale with vacant possession.
- Includes an area of hardstanding to the rear with access available from Norton Way North. In addition there is a further, narrow access from Birds Hill.
- Total site area is approximately 0.289 acres.

Terms

The property is offered on a 250 year leasehold basis with offers in the region of £650,000.
Offers are invited on an unconditional or subject to planning basis.

Viewings will be undertaken by private appointment with the agent.

Accommodation (Gross Internal Area)

Lower Ground Floor	**265.32 SQ M**	**2,856 SQ FT**
Ground Floor	**300.81 SQ M**	**3,238 SQ FT**
First Floor	**265.32 SQ M**	**2,856 SQ FT**
Attic	**22.48 SQ M**	**242 SQ FT**
Total	**853.84 SQ M**	**9,191 SQ FT**

Planning Policy

The property is within the Letchworth Garden City Conservation Area but not Listed and is not subject to an Article 4 direction removing permitted development rights. Proposals are expected to be thoughtful and sympathetic, with the retention of its heritage character forming a fundamental requirement.

Contact:

HANNAH NIVEN
07425244396 hannah.niven@eddisons.com

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