

FOR SALE

4,558 Sq Ft

(423.44 Sq M)

- › Former Church, now used as a nursery
- › Set on a approximately 0.11 hectares (0.27 acres)
- › Building is set over 2 floors & basement storage
- › Large Car Park



Elim Hall

269 Icknield Way, Letchworth Garden City, SG6 4UE

Contact: Hannah Niven or Viv Spearing
Tel: **01582 738866**
eddisons.com





Location

- Located in Letchworth the World's First Garden City. The property is located in the town centre within walking distance to local amenities.
- 2 Miles from A1(M)
- 0.5 Miles to Letchworth Garden City Train Station
- 15 Miles to M1 Junction 10

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Google Maps

Click here



Description

- The property is set on approximately 0.11 hectares of land which includes a large gravel car park which can accommodate around 25 cars.
- At the ground floor, the property consists of a kitchen, with storage room off, 3 halls/classrooms accessed via a shared corridor, children's WCs and two further WC. To the side elevation is a reception area with stud partitioned vestibule and office.
- The first floor consists of a large hall, a storage room/office & staff room.
- There is an enclosed garden, which is currently used as a children's play area & a detached garage to the front elevation.

Terms

250 year lease be granted on a peppercorn ground rent.

For a long lease hold sale price, offers in the region of £725,000.

Accommodation

Basement	23.5 SQ M	253 SQ FT
Ground Floor	261.05 SQ M	2,810 SQ FT
First Floor	141.67 SQ M	1,525 SQ FT
Total	423.44 SQ M	4,558 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-90

Business Rates: Available upon request

Contact:

HANNAH NIVEN

[07425 244 396 hannah.niven@eddisons.com](mailto:hannah.niven@eddisons.com)

VIV SPEARING

[07810 775 492 viv.spearing@eddisons.com](mailto:viv.spearing@eddisons.com)

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