

4 BAKER STREET

Stevenage
Hertfordshire
SG1 3AL



TO LET.

GROUND FLOOR & FIRST FLOOR RETAIL UNIT

551 SQ FT (51.18 SQ M)



For further information please contact:

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Location

Stevenage Old Town is situated approximately 1.5 miles north of the New Town centre, which is accessed by junction 7 and 8 of the A1 (M) motorway. Stevenage is approximately 30 miles north of Central London.

The property is located within the historic Old Town of Stevenage and is located at the rear of the busy High Street.

Description

The property comprises of retail area on the ground floor together with two small storerooms and a WC facility at the rear. The property also provides first floor accommodation with a kitchen facility.

The property is accessed via a shared entrance door with the neighbouring shop.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Ground Floor	244 sq ft	22.66 sq m
First Floor	307 sq ft	28.52 sq m

Total

Total net useable area	551 sq ft	51.18 sq m
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Features

- Good location in Stevenage Old Town
- E Class Use
- Three phase power supply
- Gas supply
- Exposed timber beams
- Small storerooms
- Kitchen facility
- WC facility

Tenure

The property is available on a new lease for a term to be agreed.

Rent

£10,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £6,700. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

The EPC Asset Rating is D-83, which expires on 21st July 2032. Reference number: 5430-7444-4643-5197-3073.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

VAT

VAT is not payable on the rent.

