

72 HIGH STREET

Stevenage  
Hertfordshire  
SG1 3EA



**TO LET.**

**PROMINENT RETAIL UNIT WITHIN STEVENAGE OLD TOWN  
752 SQ FT (69.86 SQ M)**



**For further information please contact: Tereza Halewood**

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## Location

Stevenage Old Town is situated approximately 1.5 miles north of the new town centre, which is readily accessed via Junction 7 and 8 of the A1(M) motorway. Stevenage is approximately 30 miles North of central London.

The property is located towards the middle of the High Street, adjacent to the Old Town Food Centre. There are several local and national occupiers within the vicinity including Tesco Express, Morrisons Daily, Simmons, Subway and various restaurants and public houses.

## Description

The property is located facing onto the High Street in Stevenage Old Town and comprises of a ground floor shop and shared WC facilities to the rear. The property is accessed via a shared entrance door with the adjacent business.

The accommodation also provides a basement area, which was formerly a bank vault. This area can be used for storage.

There is a rear store and garden which can be utilised by an incoming tenant, if required. Further details upon request in respect of rent for these additional areas.

## Accommodation

The approximate net useable areas are as follows:

### Ground Floor

Retail area	575 sq ft	53.42 sq m
Basement	177 sq ft	16.44 sq m

### Total

Total net useable area	752 sq ft	69.86 sq m
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## Tenure

Our clients can offer a new lease on for a term to be agreed.

## Rental

£26,500 per annum, exclusive.

## Service Charge

There will be a service charge applicable to maintenance and repair to the external and common parts of the property.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £17,000. The UBR for 2024/25 is 49.9p 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)

A copy of the EPC is available upon request.

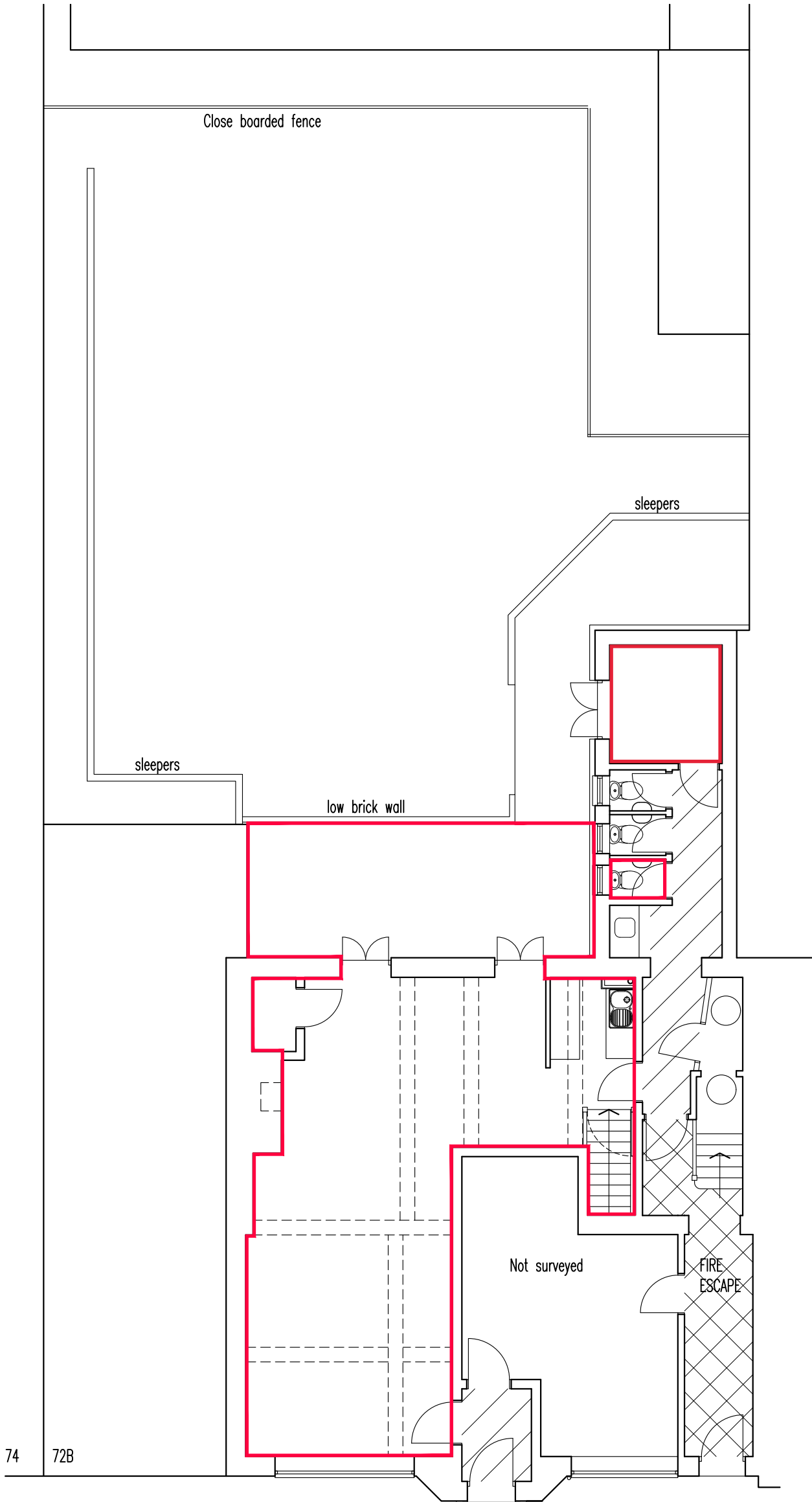
## Important

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.

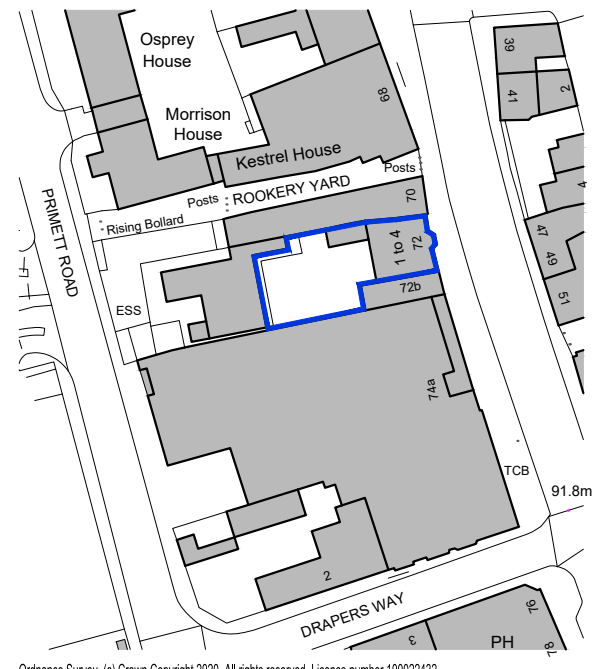
## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.





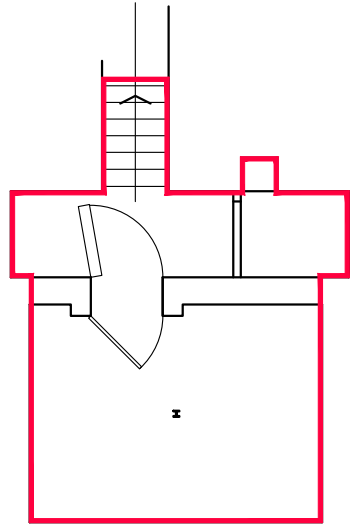
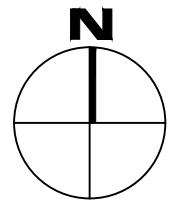
Ground Floor Plan



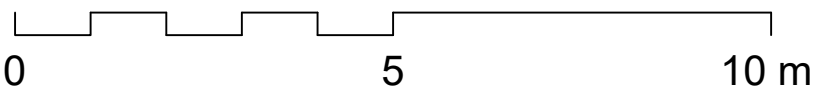
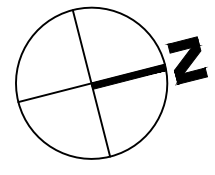
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Scale 1:1250



Basement Plan



# PENTANGLE

DESIGN GROUP

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JOB TITLE  
72 High Street, Stevenage

DRAWING TITLE  
LEASE PLAN

SCALE 1:100 / 1:1250	DRAWING NUMBER	REVISION
DATE Nov '20	<b>01</b>	<b>C</b>
Sheet A3		
JOB NUMBER 3627	ARCHITECTS & INTERIOR DESIGNERS	