

2-8 THE FORUM

Stevenage, Herts, SG1 1EH



LARGE CONVENIENCE STORE IN TOWN CENTRE LOCATION

Approx 7,000 sq ft (650.3 sq m)

**FIXTURES & FITTINGS AVAILABLE
BY SEPARATE NEGOTIATION**

TO LET

Location

Stevenage is a major commercial and retailing centre approximately 30 miles north of London and is readily accessed via junction 7 and 8 of the A1 motorway.

The town centre benefits from excellent transport connections being situated on the East Coast mainline with direct services to London King's Cross in 20 minutes and a short distance of both Luton and Stansted airports.

The property is situated fronting on The Forum close to the Westgate Shopping Centre.

Nearby occupiers include Tesco, New Look, HMV, F Hinds, Subway, Timpsons, Game, USC, Next, Sports Direct and a number of banks. Occupiers within the Westgate Shopping Centre include River Island, H&M and Moss.

Description

The ground floor accommodation provides a self-contained retail unit providing storage and WC facilities. There is access for loading and unloading at the rear.

Fixtures and fittings are available by separate negotiation.

Accommodation

The accommodation is available as a whole and provides an approximate total net useable area is 7,000 sq ft (650.3 sq m).

Tenure

Our clients are able to offer an assignment of the existing lease expiring on 5th April 2037 or a subletting.

Alternatively, our clients may consider a surrender and the regrant of a new lease on terms to be agreed. Further details upon request.

Rental

On application.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £117,000 for the whole property. The UBR for 2022/23 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 Asset Rating is C-62 expiring on 16th December 2028. A copy of the EPC is available upon request.

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.

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.



For further information, please contact: Tereza Halewood

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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.
All prices and rentals are quoted exclusive of VAT | **Regulated by RICS**

