

72B HIGH STREET

Stevenage, Herts, SG1 3EA



GROUND FLOOR RETAIL UNIT

518 sq ft (48.12 sq m)

FOR SALE

Location

Stevenage Old Town is situated approximately 1.5 miles north of the New Town centre, which is readily 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 in the prime central area close to many local and national occupiers.

Description

The property is a single storey attached building currently used as a retail shop. The property is accessed via a single entrance door to the front of the property with open retail sales area and WC at the rear. The property is of period construction built c1900 but is not listed according to Historic England. Please make your own enquiries in regard to this and any other planning matters.

Accommodation

The ground floor accommodation provides an open plan retail area with toilet facilities at the rear.

The approximate net useable areas are as follows:

Ground Floor

Retail	518 sq ft	48.12 sq m
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Total

Total net useable area	518 sq ft	48.12 sq m
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Features

- Good location
- Self-contained
- E Class Use
- WC
- Suspended ceiling
- Laminate floor covering

Tenure

The property is available for sale freehold. The property is held under Land Registry title HD220718. The property will be offered with vacant possession at completion.

Price

Offers are sought in the region of £225,000.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,750. 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)

TBC.

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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes.

Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



For further information, please contact: Daniel Musgrove

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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

