

# 54 HIGH STREET

Stevenage, Hertfordshire,  
SG1 3EF



RETAIL UNIT

2,077 sq ft (193 sq m)

**FOR SALE / TO LET**

**Brown & Lee**  
Chartered Surveyors

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## Location

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

The property is located towards the northern end of the High Street, adjacent to Tesco Express. There is parking on the High Street and car parks within a short walking distance.

Local occupiers include Tesco Express, Papa Johns, Ask, Costa Coffee as well as national pub chains, independent restaurants, hotels and independent retailers.

## Description

The property comprises a ground and first floor retail unit which will be fitted out in shell spec to be agreed between any incoming tenant and owner.

## Accommodation

The accommodation is as follows:

Ground floor	1,044 sq ft	97 sq m
First Floor	1,033 sq ft	96 sq m

### Total

Total net useable area	2,077 sq ft	193 sq m
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## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

## Rental

The property is available as a whole at £42,500 per annum.

Please note that there will be a small annual maintenance charge in respect of the upkeep of external common parts.

## Price

Our client is looking for offers in the region of £650,000 plus VAT for the freehold interest in this property.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is to be confirmed. The UBR for 2022/2023 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.

## Potential Uses

From the 1<sup>st</sup> September 2020, the use class order changed and the property will fall under new use class E. This incorporates businesses such as restaurants, cafes, offices, nurseries, gyms and medical or health services. Please contact Stevenage Borough Council Planning Department on 01438 242838 for more information.

## Energy Performance Certificate (EPC)

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.

**Brown & Lee**

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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

