

19 THE GLEBE

Chells
Stevenage
Hertfordshire
SG2 0DL



TO LET.

**SELF-CONTAINED NEIGHBOURHOOD CENTRE RETAIL UNIT
WITH SMALL REAR ENCLOSED YARD**

577 SQ FT (53.68 SQ M)



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

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 Stanstead airports.

The property is located in The Glebe Neighbourhood Centre within the Chells area of Stevenage.

Description:

The property is a self-contained retail unit with kitchen, WCs and store-room. The property benefits from a small rear gated yard for parking and loading.

The neighbourhood centre offers free public customer parking.

Accommodation:

The approximate net useable areas are as follows:

Retail area	533 sq ft	49.56 sq m
Store room	34 sq ft	3.13 sq m
Kitchen	10 sq ft	0.99 sq m

Total

Total net useable area	577 sq ft	53.68 sq m
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Features

- Wooden flooring in main retail area
- Suspended ceiling
- Air conditioning/cooling unit
- Single phase power
- Store-room
- Gated rear yard 5.82 m wide x 4.42 m depth for parking/access for loading
- Kitchen
- WCs x2

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed. The lease will be outside The Landlord and Tenant Act 1954 part II (as amended).

The lease will be subject to a landlord break option effective from January 2028 onwards, upon the landlord serving not less than 6 months' notice to vacate for redevelopment purposes.

Rental

£14,000 per annum, exclusive.

Service Charge

There will be an annual service charge of £577.00 plus VAT

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £8,900. 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 Asset Rating is B-41. reference number: 4004-6380-3650-5868-5060. 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 Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF

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.

| Ref no:

