

**24 THE HYDE**

Stevenage  
Hertfordshire  
SG2 9SB



# TO LET.

**RETAIL UNIT SUITABLE FOR TAKEAWAY  
(SUBJECT TO CHANGE OF USE)**

534 SQ FT (49.6 SQ M)



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

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### Location:

Stevenage is an expanding town adjacent to the A1(M) with two separate access points directly on to this major trunk road. Stevenage has a population of 83,957 (2011 Census) and is situated approximately 30 miles north of London, has excellent mainline railway lines with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton and Stansted.

The property sits within a parade of shops in The Hyde, a neighbourhood centre. This neighbourhood centre provides a large range of shops including The Co-op supermarket, bakery, chemist, takeaways and a public house.

### Description:

The self-contained shop comprising retail sales area with toilet, kitchen area and store room at the rear of the premises.

### Accommodation:

The approximate net useable areas are as follows:

Retail area	378 sq ft	35.1 sq m
Store	156 sq ft	14.4 sq m

### Total

Total net useable area	534 sq ft	49.6 sq m
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### Features

- Self-contained
- Three phase power supply
- Storeroom
- Free customer public car parking close-by
- Kitchen facility
- WC

### Tenure

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

### Rental

£12,500 per annum, exclusive.

### Service Charge

The service charge is £750 per annum plus VAT.

The expenses payable are in respect of repairing, renewing and cleansing all party walls, fences, sewers, drains, roads and other pavements and other aspects which is shared by the premises and other premises.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £7,000. 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)

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.

