

102 BROADWATER CRESCENT

Broadwater
Stevenage
Hertfordshire
SG2 8ET



TO LET.

SELF-CONTAINED RETAIL UNIT

708 SQ FT (65.77 SQ M)



For further information please contact: Tereza Halewood

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Location:

Stevenage is one of the major commercial centres within Hertfordshire and stands between junction 7 and 8 of the A1(M) approximately 30 miles north of London. Broadwater Crescent is a neighbourhood centre approximately 1.5 miles from the town centre and benefits from local traders.

The property is located within the Broadwater area of Stevenage.

Description:

The property comprises a self-contained ground floor lock-up shop with WC and kitchen facilities. There is rear access for loading.

Free customer public car parking is provided.

Accommodation:

The accommodation provides a net internal floor area of approx. 708 sq ft (65.77 sq m)

Features

- Three phase power - single phase connected
- Access at rear for loading
- Prominent position facing onto Broadwater Crescent
- Kitchen
- WC
- Suspended ceilings
- Security shutter
- Electric heaters

Tenure

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

Rental

£16,000 per annum, exclusive.

Service Charge

To pay a fair proportion (to be conclusively determined by the landlord) of the expenses payable in respect of repairing, renewing and cleansing all party walls, fences, sewers, drains, roads and other pavements and other things, the use of which is shared by the premises and other premises.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,250. 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 D-85. 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.

