

29 MARKET PLACE

Stevenage
Hertfordshire
SG1 1DH



TO LET.

RETAIL UNIT

857 SQ FT (79.61 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 junctions 7 and 8 on the A1(M), approximately 30 miles north of London.

The Town Centre provides a new bus station which is in close proximity to the train station, which offers services to London Kings Cross in approximately 24 minutes and many other destinations.

The population of Stevenage currently stands at 90,000.

The property is located within the pedestrianised area of Market Place, which forms part of Stevenage Town Centre.

Description:

The property comprises of a ground floor lock up shop unit with WCs facilities, kitchenette and a gated rear yard for loading and parking.

Accommodation:

The accommodation provides approximately a net internal area of 857 sq ft (79.61 sq m).



Features

- Gated rear yard
- Three phase power – single phase connected
- Security shutter
- Wooden flooring in main shop area
- X2 WCs
- Kitchen facility
- Overlooking pleasant refurbished environment

Tenure

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

Rental

£17,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £11,250. 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)

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.

