

17 TOWN SQUARE

Stevenage
Hertfordshire
SG1 1BP



TO LET.

**RETAIL UNIT AVAILABLE ON FLEXIBLE TERMS/INCENTIVES
AVAILABLE**

1,151 SQ FT (106.98 SQ M)



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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.

Town Square is located in a prominent position within the Stevenage New Town close to the central bus station and within walking distance of the railway station.

Description:

The self-contained lock-up shop provides retail sales area at the front with kitchen, W/C and office/storage areas at the rear. There is also first floor restricted headroom providing a small storage area.

Accommodation:

The approximate net useable areas are as follows:

Ground Floor

Retail area	896 sq ft	83.28 sq m
Office/store	255 sq ft	23.70 sq m

Total

Total	1,151 sq ft	106.98 sq m
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Features

- Grade II Listed oak framed barn conversion
- Rural location
- 1.8 miles from junction 10 A1(M)
- Underfloor heating run off a renewable heat source
- Disabled WC/shower room plus further WC
- 8 car parking spaces
- BT broadband available onsite
- Security alarm already installed

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 rolling landlord break option effective from 1st September 2023 with the landlord serving no less than one-month notice to vacate for redevelopment purposes.

Rental

Rent on application.

Incentives maybe considered depending on covenant strength and other agreed terms.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £25,750. 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 Energy Performance Asset rating is D-85, expiring 24th September 2030.

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

