

263 Broadwater Crescent

Broadwater
Stevenage
Hertfordshire
SG2 8ET



TO LET.

RETAIL/LEISURE UNIT

2,026 SQ FT (188.24 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 fronts onto Broadwater Crescent and has good visibility for passing trade.

Description

The property comprises a self-contained ground floor lock-up unit providing mainly open plan accommodation with a blockwork wall construction providing a separate room. The property benefits from a WC facility.

General parking is provided to the side and rear of the property.

Accommodation

The accommodation provides the following area:

Total gross useable area	2,026 sq ft	188.24 sq m
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Features

- Suspended ceiling
- Electric security shutter door approximately 2.52m high x 3.96m wide
- Three phase power supply
- Road/retail frontage
- Security shutters to the front of the property
- WC facility
- Gas supply
- Customer free parking

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 & Tenant Act 1954.

Rental

£26,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £14,500. 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 E-108. Ref no. 0970-4975-0378-8560-9014. 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

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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.

