

**76 QUEENSWAY**

Stevenage  
Hertfordshire  
SG1 1EG



**TO LET.**

**PRIME TOWN CENTRE GROUND FLOOR RETAIL UNIT**

1,283 SQ FT (119.9 SQ M)



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

T: 01438 794588

E: [tereza.halewood@brownandlee.com](mailto:tereza.halewood@brownandlee.com)

M: 07825 555173

W: [www.brownandlee.com](http://www.brownandlee.com)

## 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 Stansted airports. The town also offers a new bus station within walking distance of the subject property.

The property is situated in a prominent position on The Forum close to the Westgate Shopping Centre.

Nearby occupiers include Tesco, New Look, Game, Barclays Bank, HMV, JD Sports, EE, Poundland, Specsavers and occupiers within the Westgate Shopping Centre which include River Island, H&M, Simmons, Timpsons and Moss.

## Description

The ground floor self-contained shop provides retail sales area to the front with loading facilities at the rear of the shop.

The property currently has Class E use. Alternative uses may be considered, subject to change of use.

## Accommodation

The property provides the following approximate net useable area as follows:

### Ground Floor

Total net useable area	1,263 sq ft	119.9 sq m
------------------------	-------------	------------

## Features

- Prime Town Centre location
- Within walking distance of train station and bus station
- Close to entrance to the Westgate Shopping Centre
- Loading facility at the rear of the property
- Close-by national retailers including Newlook, Next, Tesco a number of High Street banks and leisure operators including Puregym
- Population of 89,500 (Census 2021)

## Tenure

Our clients are able to offer a new effective full repairing and insuring lease for a minimum term of 5 years,

The property will be handed over in shell condition.

## Rental

£36,250 per annum, exclusive.

A suitable rent-free period will be considered.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £46,000. 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.

## Service Charge

There is an annual service charge payable. This is £3,109 plus VAT for the current year.

## Energy Performance Certificate (EPC)

The Asset Rating is D-100. A copy of the EPC is available upon request.

## 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.

## 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.

## Joint Agent

Please do not hesitate to contact myself or my joint agent for further details



### Neil Grice

Grice Collins Long

T: 07768 773892

Email: [ngrice@gcllimited.com](mailto:ngrice@gcllimited.com)



**Brown & Lee Commercial Property Consultants LLP**

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref no: 11141

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.

