

14 THE FORUM

Stevenage
Hertfordshire
SG1 1EH



TO LET/FOR SALE
(LONG LEASEHOLD).

RETAIL UNIT

1,678 SQ FT (155 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 Stansted airports.

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 and occupiers within the Westgate Shopping Centre which include River Island, H&M, Simmons, Timpsons and Moss.

Description:

The property comprises of a ground floor retail unit with sales area to the front and ancillary accommodation to the rear.

The property is serviced via a dedicated loading area at the rear.

Accommodation:

The approximate net useable areas are as follows:

Total	1,678 sq ft	155 sq m
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Features

- Town centre location
- Self-contained large retail unit
- Located closeby to the Westgate Shopping Centre
- Featured glazed window and double doors
- WC facility
- Office
- Storage accommodation
- Loading facility at the rear

Tenure

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

Rental

£27,500 per annum, exclusive.

Price

£395,000 long leasehold.

The property is held on a long lease for 999 years from 2014 at a peppercorn ground rent.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £23,750. 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 B-45. A copy of the EPC is available on 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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



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.

