

53a and 53b



High Street  
Stevenage  
Herts  
SG1 3AQ



# FOR SALE.

**2 FLAT RESIDENTIAL INVESTMENT**  
**Fully Let – Producing £25,080pa**



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## Location

Stevenage Old Town is situated approximately 1.5 miles North of Stevenage New Town Centre. Stevenage is readily accessed via either junction 7 or 8 of the A1(M) motorway. Stevenage is approximately 30 miles North of central London and can be accessed by train to London Kings Cross in c20mins.

The property fronts onto the High Street and is the end of a terrace with a return to the pedestrianised walkway known as Baker Street. The rear of the property fronts Middle Row another pedestrianised area.

## Description

The property is Grade II Listed under List Entry 1176186. The building is of brick construction under a pitched and tiled roof. To the front of the property there is a feature bay window and further windows over Baker street on the flank elevation.

The property for sale is located at first floor above two retail units. The units are accessed at the rear from Middle Row across a private courtyard via an external staircase to the first floor. The larger flat (53a) has the bay window and return to Baker street, with the smaller flat (53b) to the inside of the terrace.

## Accommodation

53a - 2 bed flat with lounge, kitchen, bathroom and shower room.

53b - 1 bed flat with lounge, kitchen and shower room.

The approximate net useable areas are as follows:

### First Floor

Flat 53a	648 sq ft	60.30 sq m
Flat 53b	393 sq ft	36.50 sq m

### Total

Total	1,041 sq ft	96.7 sq m
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## Features

- Old Town location
- Recently refurbished flats
- Fully let producing £25,080pa
- New 125 year leases
- Investment or owner occupation

## Service Charge

There will be a service charge to cover maintenance of external common areas. Further details on request.

## Tenure

The residential flats will be sold on 125 year leases. Further details on request.

Both flats are current let on 6 month Assured Shorthold Tenancies (AST's) from March 2023 to private individuals. The total gross passing rent is £25,080pa. 53a is currently let at £1,195/month and 53a at £895/month.

## Price

OIEO £395,000.

## Rates

We understand from Stevenage Borough Council that the Council Tax band for both flats is B with an amount payable per flat of £1,614.62 pa. Please check this directly with the charging authority.

## 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.

## 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.

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