

6-8 WILLOWS LINK

Broadwater
Stevenage
Hertfordshire
SG2 8AR



TO LET. CLASS E USE

SELF-CONTAINED NEIGHBOURHOOD RETAIL UNIT

710 SQ FT (65.96 SQ M)



For further information please contact: Tereza Halewood

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Location

Stevenage is an expanding town adjacent to the A1(M), between junction 7 and 8 and approximately 16 miles north of the M25. To the north the A14 at Huntingdon provides direct access to the M1/M6, north-west and east coast ports.

Stevenage has a population of 89,500 (Census 2021).

The property is located within the Broadwater area of Stevenage, approximately 2.1 miles away from the town centre.

Description

The property is combined as one large retail property. 6 Willows Link has retail frontage with a kitchen and WC at the rear. 8 Willows Link is an adjacent room providing open space and two storage rooms.

Accommodation

The accommodation provides the following net internal floor area:-

6/8 Willows Link

Retail sales area/ workshop	591 sq ft	54.9 sq m
Kitchen	38 sq ft	3.54 sq m
Storage rooms	81 sq ft	7.52 sq m

Total

Total net internal floor area	710 sq ft	65.96 sq m
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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).

There will be a Landlord's only redevelopment clause within the lease.

Rental

£10,750 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £3,450. 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 EPC Asset Rating is E-121 expiring on 19th March 2028, reference number: 9368-3037-0089-0500-5391.

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.

SUBJECT TO CONTRACT

