

26 MARKET PLACE



Stevenage

Herts

SG1 1DB



**TO LET.** (Available January 2024)

**SELF-CONTAINED TOWN CENTRE RETAIL UNIT**

956 SQ FT (88.90 SQ M)



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## Location

Stevenage is one of the major commercial centres within Hertfordshire and stands between junctions 7 and 8 on the A1(M), approximately 30 miles north of London. The Plaza and the Forum have injected much retailing focus on the town centre, which benefits from a town population in excess of 90,000 persons.

The property is located within the pedestrianised area of Market Place, which forms part of Stevenage Town Centre.

## Description

The property comprises of a ground floor lock up shop unit with toilet, kitchen facility and stores. The property has a yard at the rear, offering loading and parking for one vehicle.

## Accommodation

### Ground Floor

Retail area	695 sq ft	64.54 sq m
Rear store	166 sq ft	15.51 sq m
Kitchen facility	95 sq ft	8.85 sq m

### Total

Total net internal floor area	956 sq ft	88.90 sq m
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## Features

- Kitchen facility
- Three phase power supply, single connected
- Suspended ceiling and wooden floor/carpet in main retail area
- Store-room at rear
- WC facility
- Rear yard for loading facilities
- Parking for one vehicle at the rear of shop

## Terms

The property is available on a new lease for a term to be agreed.

## Rental

£17,350 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £11,250. 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.

## 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.

## Energy Performance Certificate (EPC)

A copy of the EPC Is available on request.

## VAT

There is no VAT payable on the rent.

