

**104 HIGH STREET**

Stevenage  
Hertfordshire  
SG1 3DW



**FOR SALE – RECENTLY REDUCED.**  
**INVESTMENT OPPORTUNITY IN STEVENAGE OLD TOWN**  
**LET – Producing £28,000 per annum, exclusive**  
**Approx 1,576 SQ FT (146.41 SQ M)**

**For further information please contact either:**

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## Location

Stevenage Old Town is situated approximately 1.5 miles north of the New Town centre, which is readily accessed by junction 7 and 8 of the A1 (M) motorway. Stevenage is approximately 30 miles north of Central London.

The property is located within the historic Old Town of Stevenage and is in a prominent position midway along the High Street.

## Description

The property provides retail sales area at ground floor and first floor level along with a small office.

## Accommodation

The approximate net useable areas are as follows:

Ground floor	701 sq ft	65.13 sq m
First floor	743 sq ft	69.02 sq m
Basement	132 sq ft	12.26 sq m

## Total

Total net useable area	1,576 sq ft	146.41 sq m
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## Tenancy Schedule

There is a lease in place to Infinity bike stop, lease details below.

Address	Rent pa	Lease Start	Term (years)	Comments
104 High Street	£28,000	01/03/2023	5	Inside Act Tenant break at year 3

## Tenure

Our client can offer the freehold for sale, subject to the current lease, further information provided under the Tenancy Schedule.

## Price

£450,000 freehold.

## Title

The property is held under title number HD181731.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that there is a combined rateable value for 104 & 106a High Street, which is £28,000. The UBR for 2025/26 is 55.5p 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 Asset Rating is C-64 expiring on 5<sup>th</sup> December 2033. Reference number: 2416-8683-3084-2221-4468.

## 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

This is not payable on the purchase price.

## Anti-Money Laundering Regulations (AML)

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-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.

| Ref no: 15623E

