

2 PRIMETT ROAD



Stevenage Old Town
Hertfordshire
SG1 3BY



TO LET.

**SELF-CONTAINED RETAIL UNIT
255 SQ FT (23.68 SQ M)**



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Location

Stevenage Old Town is situated approximately 1.5 miles north of the new town centre, which is readily accessed via Junction 7 and 8 of the A1(M) motorway. Stevenage is approximately 30 miles North of central London.

The property is located within Primett Road at the back of the High Street. There are several local and national occupiers within the vicinity including Tesco Express, Morrisons Daily, Simmons, Subway and various restaurants and public houses.

There is a pedestrian walkway off the High Street to the subject property.

Description

The accommodation comprises a self-contained retail unit with WC facility.

Accommodation

The approximate net useable area is as follows:

| | | |
|-----------------------|-----------|------------|
| Unit 2 (including WC) | 255 sq ft | 23.68 sq m |
|-----------------------|-----------|------------|

Features

- Self-contained retail unit
- Old Town location
- Close to public paying car park and free parking available on the High Street
- Suspended ceilings
- WC facility

Tenure

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

Landlord Break Clause

There will be a landlord rolling break clause within the lease at any time with 9 months prior written notice of their intention to exercise this break clause for redevelopment purposes only.

Rental

£11,000 per annum, exclusive

Rates

To be assessed.

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 for is C-66 expiring on 10 May 2034.
Reference number: 0247-8291-6354-9130-7490.

A copy of the respective EPC is available upon request.

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.

