

2-8 THE FORUM



Stevenage
Hertfordshire
SG1 1EH



TO LET

**LARGE SELF-CONTAINED RETAIL UNIT
APPROXIMATELY 7,042 SQ FT (654 SQ M)
(MAY SPLIT INTO FOUR SMALLER UNITS OF APPROXIMATELY
1,760 SQ FT (163 SQ M) PER UNIT)**



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Location

Stevenage is one of the major commercial and retailing centres within Hertfordshire.

It offers excellent transport links via Junctions 7 and 8 on the A1(M), approximately 30 miles north of London.

The train station provides direct services to London King's Cross with fastest journey times of approximately 22 minutes, and the new bus interchange provides regular services within the town and surrounding towns and villages.

The Forum is situated off Queensway and is close to the entrance of the Westgate Shopping Centre.

Nearby occupiers include Barclays Bank, Lloyds Bank, Santander, Tesco, New Look, Subway, JD Sports, CardFactory, The Works and other local and national occupiers. The Westgate Shopping Centre includes occupiers such as River Island, Moss, H&M, Esquires and many more.

Description

The Forum comprises of ten retail units.

The accommodation provides a large, self-contained retail unit providing retail sales area, storage, kitchen and WC facilities. Loading facilities are available at the rear of the unit.

My client may be prepared to split the accommodation. Each unit will include a self-contained retail unit with WC facility and rear loading facilities.

Accommodation

The whole of the property provides approximately 7,000 sq ft (650.3 sq m).

The accommodation can be split to provide the following: -

UNIT	SIZE	RENT
1	1,760 sq ft	£30,000 pax
2	1,760 sq ft	£30,000 pax
3	1,760 sq ft	£30,000 pax
4	1,760 sq ft	£30,000 pax
Whole	7,042 sq ft	Rent on application

Please note, a discount will be applied for a combination of units.

Terms

The accommodation is available on a new full repairing and insuring lease for terms to be agreed

If the accommodation is split into four smaller separate retail units, then my client is happy to carry out pre-lets via an Agreement to Lease whilst works are being undertaken. We suspect that works will take approximately 6 months to complete.

Business Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value for the whole property is £85,000. 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-62 expiring on 16th December 2028. A copy of the respective EPCs 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.

