

17A TOWN SQUARE



Stevenage
Hertfordshire
SG1 1BP



SHORT TERM ALL-INCLUSIVE.

RETAIL UNIT TO LET IN TOWN CENTRE

151 SQ FT (14.02 SQ M)



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Location

Stevenage is a major commercial and retailing centre approximately 30 miles north of London and readily accessed via junction 7 and 8 of the A1 motorway.

The town centre benefits from excellent transport connections being situated on the East Coast mainline with direct services to London King's Cross in 20 minutes and a short distance of both Luton and Stanstead airports.

Town Square is in a prominent position within the Stevenage New Town close to the central bus station and within walking distance of the railway station.

Description

The property provides a ground floor lock-up shop.

Accommodation

The approximate net useable areas are as follows:

Retail Area	151 sq ft	14.02 sq m
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Please note that there is no water within the shop and no WC facility. There are public toilets close-by

Terms

Our clients can offer a licence for 6 months or an internal repairing and insuring Lease including the whole of the shopfront for over 6 months, with a Landlord rolling break with one months' notice to terminate the Lease after 6 months for redevelopment purposes.

The Lease will be outside the Landlord & Tenant Act 1954 Part II (as amended).

Rental

£11,250 per annum on an all-inclusive basis including rent, buildings insurance and electricity costs. VAT is payable on the rent.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £6,800. 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 D-81 expiring on 6 July 2032.

Certificate reference number: 6882-3025-5319-6043-5053.

A copy of the EPC is available upon request.

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.

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.

