

121 BEDWELL CRESCENT



Stevenage
Hertfordshire
SG1 1NA



TO LET. AVAILABLE JAN 26

**GROUND FLOOR SELF-CONTAINED RETAIL UNIT
NEW TENANT MUST RUN POST OFFICE FACILITY ALONGSIDE
THEIR BUSINESS**

677 SQ FT (62.91 SQ M)



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Location

Stevenage is a major commercial and retail centre, approximately 30 miles north of London and is accessed via Junctions 7 and 8 of the A1(M).

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 Stansted airports.

The property is within the Bedwell Neighbourhood Centre in Stevenage. Stevenage estimated population in 2025 is 90,232.

Description

The property is a ground floor self-contained retail unit with storerooms/office, WC facility and small fenced yard at the rear of the unit. There is access at the rear of the property for loading. Free customer parking is provided close-by.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail sales area	493 sq ft	45.78 sq m
Office	52 sq ft	4.85 sq m
Storeroom	53 sq ft	4.91 sq m
Storeroom	79 sq ft	7.37 sq m

Total

Total net useable area	677 sq ft	62.91 sq m
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Use

The ingoing Tenant must run Post Office facility alongside their business. See link below to make your own enquires in this respect.

[Bedwell Crescent Post Office branch advert - Run a Post Office](#)

Note: Alcohol cannot be sold at these premises.

Terms

Our clients can offer a full repairing and insuring lease on terms to be agreed.

Rental

£14,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £8,100 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-74 expiring on 30th November 2031. Certificate reference number: 3928-8686-4474-231-2989.

A copy of the 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.

