

17 THE GLEBE

Stevenage
Hertfordshire
SG2 0DL



TO LET.

**SELF-CONTAINED RETAIL UNIT IN NEIGHBOURHOOD CENTRE
WITH USE CLASS SUI GENERIS**

479 SQ FT (44.59 SQ M)



For further information please contact: Tereza Halewood

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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 in The Glebe Neighbourhood Centre within the Chells area of Stevenage.

Description

The property is a self-contained retail unit with small storeroom and WC facility.

The property has access at the rear for loading.

The neighbourhood centre offers free public customer parking.

Accommodation

The approximate net useable areas are as follows:

Retail area	446 sq ft	41.52 sq m
Storeroom	33 sq ft	3.07 sq m

Total

Total net useable area	479 sq ft	44.59 sq m
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Features

- Suspended ceiling in main shop
- Electric security shutter
- Three phase power, single connected
- Small storeroom
- Access for loading at the rear
- Free customer parking close-by
- WC facility

Tenure

Our clients can offer a new full repairing and insuring lease for a term to be agreed. The lease will be outside The Landlord & Tenant Act 1954 Part II (as amended).

Rental

£12,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £7,700. 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.

Service Charge

There will be a service charge provision in the lease. Further details upon request.

Energy Performance Certificate (EPC)

The Asset Rating is D-79 expiring on 19 July 2026. Reference number: 0030-8999-0386-9320-8070. 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.

SUBJECT TO CONTRACT

