

72 HIGH STREET

Stevenage
Hertfordshire
SG1 3EA



FOR SALE FREEHOLD.

**MIXED INVESTMENT OPPORTUNITY
PRODUCING INCOME £35,650 PER ANNUM**



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 from the New Town Centre, which provides access to both Junction 7 and 8 of the A1(M) motorway. Stevenage is approximately 30 miles north of Central London.

The property is located within the historic Old Town of Stevenage and fronts onto the main High Street. The area consists of a mixture of national and local occupiers, public houses and restaurants.

Description

The property comprises a mix of two commercial shops on the ground floor, with three residential flats above, which have been sold off on long leases.

There is also a rear garden and small room which is vacant.

There are shared toilets at the rear for the use of the ground floor tenants.

Accommodation

The approximate net useable areas are as follows:

| | |
|---------------------|---|
| Shop 1 | Occupied by Raw Flowers Ltd |
| Shop 2 | Occupied by The Professional Dry Cleaners |
| Flat 1 | Sold off on long lease |
| Flat 2 | Sold off on long lease |
| Flat 3 | Sold off on long lease |
| Garden & small room | VACANT |

Title Number

Land Registry Title number is HD218052.

Price

£482,500 freehold.

Service Charge

There will be a service charge payable. Further details upon request.

Tenancy Schedule

| Rent PA | Lease Start | Term | Break | Rent Review |
|-------------------|-------------|-----------|-----------------------|----------------|
| Shop 1 £25,000 | 12/09/2024 | 10 years | 12/09/2029 | 12/09/2029 |
| Shop 2 £9,900 | 20/10/2012 | 15 years | 19/10/2017 Expired | 5 yearly |
| Flat 1 £250 | 25/12/2013 | 125 years | N/A | Every 25 years |
| Flat 2 - £250 | 25/12/2013 | 125 years | N/A | Every 25 years |
| Flat 3 - £250 | 25/12/2013 | 125 years | N/A | Every 25 years |

The rear garden and small room are currently vacant, we estimate a rental of £12,500 per annum, exclusive.

Energy Performance Certificate (EPC)

Copies of the EPCs are 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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

