

**25 WESTGATE**

Stevenage  
Hertfordshire  
SG1 1QR



**TO LET/FOR SALE**  
**(LONG LEASEHOLD).**

**RETAIL UNIT**

857 SQ FT (79.6 SQ M)



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### Location

Stevenage is a major commercial and retailing centre approximately 30 miles north of London and is readily accessed via junction 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 situated in a prominent position on The Forum with a return frontage into the Westgate Shopping Centre.

### Description

The property comprises of a self-contained ground floor retail unit with sales area to the front and ancillary accommodation to the rear.

The property provides a loading area at the rear.

Staff WCs are located opposite within the Westgate Shopping Centre itself.

### Accommodation

The approximate net useable areas.

### Ground Floor

Retail	857 sq ft	79.6 sq m
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### Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

### Rental

£27,000 per annum, exclusive.

### Price

£395,000 long leasehold.

The property is held on a long lease for 999 years from 2014 at a peppercorn ground rent.

### Service Charge

The cost of the current service charge is approximately £5,349.72 per annum, plus VAT.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £19,000. The UBR for 2023/24 is 51.2p 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. Reference number 3803-5241-7078-6658-4788, expiring 24<sup>th</sup> October 2032. 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.

### Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide 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.

