

16 MARKET PLACE

Stevenage
Herts
SG1 1DB



TO LET. (Available December 2023)

SELF-CONTAINED TOWN CENTRE RETAIL UNIT

968 SQ FT (90 SQ M)



For further information please contact: **Tereza Halewood**

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Location

Stevenage is one of the major commercial centres within Hertfordshire and stands between junctions 7 and 8 on the A1(M), approximately 30 miles north of London. The Plaza and the Forum have injected much retailing focus on the town centre, which benefits from a town population in excess of 90,000 persons.

The property is located within the pedestrianised area of Market Place, which forms part of Stevenage Town Centre.

Description

The property comprises of a ground floor lock up shop unit with toilet, kitchen facility and stores. The property has a yard at the rear, offering loading and parking for one vehicle.

Accommodation

Ground Floor

Retail sales area	755 sq ft	70.13 sq m
Store rooms	133 sq ft	12.4 sq m
Kitchen	80 sq ft	7.47 sq m

Total

Total net useable area	968 sq ft	90 sq m
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Features

- Kitchen
- Single phase power supply
- Gas supply
- Tile flooring in retail area
- Suspended ceiling in retail area
- Store-rooms
- WC
- Rear yard for loading/parking 1 vehicle

Terms

The property is available on a new lease for a term to be agreed.

Rental

£17,950 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £11,500 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.

Service Charge

There will be a service charge provision within the lease. Further details 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.

Energy Performance Certificate (EPC)

A copy of the EPC is available on 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.

