

101 HIGH STREET

Stevenage Old Town
Hertfordshire
SG1 3HR



TO LET.

SELF CONTAINED RETAIL UNIT/OFFICE ACCOMMODATION

437 SQ FT (40.61 SQ M)



For further information please contact: Tereza Halewood

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Location

Stevenage Old Town is situated approximately 1.5 miles north of the New Town centre, which is accessed by 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 is located on the busy High Street.

Stevenage has a population of approximately 94,000 (2021 Census).

The High Street comprises of restaurants, bars, national retailers including Tesco Express, Costa., Morrisons, Simmons and Subway and more, numerous public houses and a number of independent retailers.

Description

The property comprises of a self-contained retail unit/office accommodation at ground floor level.

The property benefits from a WC facility and a tea-point area.

Accommodation

The approximate net useable area is 437 sq ft (40.61 sq m).

Features

- Desired Old Town location
- Single phase power supply
- Wooden flooring throughout
- Free public car parking close-by (time restricted)
- Gas – currently capped off
- Within walking distance of Stevenage Town Centre, bus, and train stations
- WC facility

Tenure

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

Rental

£20,000 per annum, exclusive.

Service Charge/Buildings Insurance

There is a service charge payable, which is £600 per annum (£150 per quarter). This also includes the annual buildings insurance..

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £15,250. 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 B-48 expiring on 11th June 2033. Reference number: 3316-7290-1942-0327-3307.

A copy of the EPC is available upon request.

VAT

VAT is not applicable in this 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.

