

Stevenage

TO LET

DRAFT

**Property & Estates,
Daneshill House,
Danestrete,
Stevenage,
Herts SG1 1HN.**

Telephone: 01438 242141

Fax: 01438 242157

e-mail:

Julie.herbert@

[stevenage.gov.uk](mailto:Julie.herbert@stevenage.gov.uk)

Web: stevenage.gov.uk

Produced from the OS map with Permission of the Controller HMSO. Unauthorised reproduction infringes Crown Copyright & may lead to prosecution or civil proceedings. Produced for Stevenage Borough Council Purposes only. No further copies may be made. Stevenage BC LA079553 1996 Crown Copyright

102 Broadwater Crescent
Stevenage SG2 8EE

734 SQ FT
(68.23 SQ M)

Borough Council give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make any representations or warranty whatsoever in relation to this property.

Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of statements contained in these particulars.

102 Broadwater Crescent, Stevenage SG2 8EE

Location

Stevenage is located 30 miles north of London. It has excellent road communications being at junctions 7 and 8 of the A1(M) and just 15 minutes from the M25. It is situated on the main East Coast London to Edinburgh railway line and London Kings Cross is a 20-minute journey away.

The property on offer is situated in the Roebuck area, less than 1.5 miles from Stevenage town centre. It is one of a parade of 8 shops, fronting onto Broadwater Crescent. Adjoining traders include Co-Op Pharmacy, Marshalls Cycles, and One-Stop.

Accommodation

The building comprises a lock up shop with net lettable area of approx. 68.23 sq m (734.47 sq ft) comprised as follows:

Shop frontage 17ft 5in (5.36 m)

Sales area 545.42 sq ft (50.67 sq m)

Ancillary 96.78 sq ft (8.99 sq m)

Lease Terms

A new full tenant repairing and insuring lease will be granted for a minimum term of 4 years up to a maximum of 16 years, with rent reviews at 4 yearly intervals.

Rent

NO PREMIUM PAYABLE

RENT FREE PERIOD AVAILABLE

Guide Rent - £8,250. per annum exclusive of Value Added Tax.

Rent is payable quarterly in advance.

VAT is charged on rent and insurance.

Rateable Value

The property has a rateable value of £6,500.00. The annual rates payable in 2011/2012 will be £2,814.50.

Outgoings

The tenant will be responsible for all outgoings in connection with the premises such as charges relating to water, gas (if available), electricity and business rates.

Use

The premises has an existing use class of A2 financial & professional services. Trades that are already represented in the parade will not be permitted.

Possession

Vacant possession will be granted on completion of legal documentation.

How to Make an Application to Lease

If you wish to apply to rent these premises, please obtain an application form from the Property & Estates Division. The Council welcomes applications from all sections of the community.

Viewing

By appointment with the Estates Division at Stevenage Borough Council, Daneshill House, Danestrete, Stevenage, Herts SG1 1HN, telephone 01438 242821. Ref: JH