

Stevenage TO LET



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12-14 Willows Link
STEVENAGE
54.38 SQ M (585SQ FT)

Estates, Daneshill House,
Danestrete,
Stevenage,
Herts SG1 1HN.

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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.

Stevenage
BOROUGH COUNCIL

12-14 Willows Link, Stevenage, SG2 8A

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 Broadwater area, less than 1 3/4 miles from Stevenage town centre. It occupies a secondary position to the main retail area, which is known as Marymead Neighbourhood Centre. The property was previously run as a coffee bar.

Accommodation

The premises comprise of a net internal area of 54.38 sq m (585 sq ft).

Retail area- 10.184m (width) x 5.124m (depth) (at widest parts).

Storeroom- 1.544m (width) x 1.638m (depth)

Disabled toilet, Ladies/Mens toilet and a separate staff toilet.

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. Contracted out of the Landlord & Tenant Act 1954 Part II.

Rent

NO PREMIUM PAYABLE

Offers in excess of £11,900 per annum exclusive of Value Added Tax.

Rent is payable quarterly in advance.

Rateable Value

The property has a rateable value of £5,500. The rates payable in 2011/2012 will be £2,381.50.

Outgoings

The tenant will be responsible for all outgoing in connection with the

premises such as charges relating to water, gas, electricity and business rates.

Use

The premises have an existing A3 use class (Cafe).

Possession

Vacant possession will be granted on completion of legal documentation.

Application Form to Apply to Lease

If you wish to apply to rent these premises, please obtain an application form from the Estates Division (See contact details below).

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