

# Stevenage

# TO LET

23 The Hyde SG2 9SD  
92.73 sq m (998 sq ft)



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**SteVenage**  
BOROUGH COUNCIL

## 23 The Hyde, Stevenage Herts SG2 9SD

### 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.

The property on offer is situated in the Shephall area, less than 2 ¼ miles from Stevenage town centre. It is one of a parade of 28 shops known as The Hyde neighbourhood centre. The adjoining shops offer a wide range and mix of trades to local residents. The subject property occupies a prominent position in the parade fronting on to the main car park.

### Accommodation

The building comprises a lock up shop of net internal floor area of approximately 93 square metres (998 square feet) with separate customers WC facilities.

Shop Frontage: 5.1 metres.

The unit also includes additional storage of 14.79 sq m (159 sq ft) and private rear yard.

### Lease Terms

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

### Rent

2 MONTH RENT FREE PERIOD.

The initial rent is £11,600 p.a exclusive of Value Added Tax. Rent will be reviewed in the 4<sup>th</sup> year. Rent is payable quarterly in advance.

### Premium

A PREMIUM IS PAYABLE. This is a one off non-refundable payment, payable upon commencement of any new lease.

### Rateable Value

The property has a rateable value of £9,300 and the rates payable for 2011/12 are £4,026.90\*.

### Outgoings

The tenant will be responsible for all outgoing including water, gas, electricity & business rates.

### Use

The premises have an existing use class of A3. Trades that are already represented in the parade will not be permitted. All enquiries with regard to other use should be directed to the Planning Department on 01438 242838.

### Legal Costs

The Council's legal costs (£1175. plus VAT) are paid by the incoming tenant.

### Possession

Vacant possession will be granted on completion of legal documentation.

### Viewing

By appointment with the Estates Division at Stevenage Borough Council, Daneshill House, Danestrete, Stevenage, Herts SG1 1HN, telephone 01438 242821. **Where possible, block viewings will take place on Wed 23<sup>rd</sup> November 2011 between 10.00 am and 12.00 noon by prior appointment.**

### Application Form to Apply to Lease

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

**Completed application/informal tender forms to arrive at the Council offices no later than 12 noon on Wednesday 30<sup>th</sup> November 2011.**

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\* Small business rate relief may apply in certain circumstances. Please contact the Business Rates Department.