

Stevenage

TO LET

26 THE GLEBE, STEVENAGE HERTS SG2 0DJ



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A1 use-retail shop
42.85 sq m (461 sq ft)



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

26 The Glebe, Stevenage, SG2 0DJ

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 residential area of Chells, less than 3 mile from Stevenage town centre. It is within the neighbourhood shopping centre of The Glebe, which provided a wide range of businesses to local residents including chemist, off licence, Indian and Chinese takeaways. The parade has also recently been undergoing the enhancement works.

Accommodation

The premises comprise a ground floor retail space of 42.85 sq m (461 sq ft) and additional WC facilities. The property benefits from an installed shutter and an enclosed yard approximately 27 sq m (290 sq ft).

Lease Terms

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

Rent

NO PREMIUM PAYABLE

Guide rent - £6,800.00 per annum exclusive of Value Added Tax.

Rent is payable quarterly in advance.

Rateable Value

The property has a rateable value of £6,400.00 and the rates payable for 2011/2012 are £2771.20.

Small Business Rate relief applies in certain circumstances.

Outgoings

The tenant will be responsible for all outgoing in connection with the premises including water, electricity and business rates.

User Clause

The premises have an existing use class of A1 retail shop.

All enquiries with regard to other use should be directed to the Planning Department on 01438 242838. The ingoing tenant will be responsible for paying all costs relating to planning permission required.

The trades that are already represented in the Glebe will not be permitted.

Possession

Vacant possession will be granted on completion of legal documentation.

Legal Costs

The Council's legal costs to be borne by the ingoing tenant.

How to Make an application to Lease

If you wish to apply to rent these premises, please obtain an application form from the 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 242141.

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