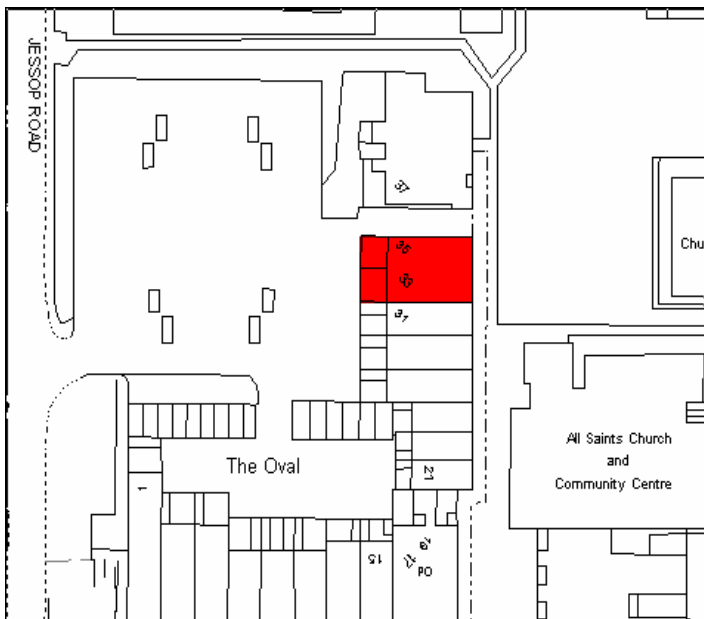


Stevenage

TO LET



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33-35 The Oval STEVENAGE

160 SQ M (1700
SQ FT)

LOCK UP SHOP
with
COVERED
YARD

33-35 The Oval, Stevenage, SG1 5RD

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 Pin Green area, less than 3 miles from Stevenage town centre. It is one of a parade of 24 shops adjoining Verity Way. The adjoining shops include a newsagent, grocers, butchers, bakers, hardware store and takeaways.

Accommodation

The building comprises a lock up shop of 160 sq m (1700 sq ft) plus WC facilities and rear covered storage areas 53sqm (574sqft). The frontage is 11.25 m (36.90ft) and has roller shutters to the front.

Lease Terms

A new full tenant repairing and insuring lease will be granted for a term up to March 2013. Contracted out of the Landlord & Tenant Act 1954 Part II. A greater length of term may be offered subject to a Landlord's break clause.

Rent

RENT FREE PERIOD AVAILABLE
Guide Rent - £16,000 per annum exclusive of Value Added Tax. Rent is payable quarterly in advance. VAT is payable on the rent.

Rateable Value

The property has a rateable value of £18,750.00 and the rates payable for 2011/2012 are £8,118.75 (£7,987.50 if small business relief applies).

Outgoings

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

Use

The premises has an existing use class of A1 retail. Trades that are already represented in the parade will not be permitted.

All enquiries with regard to non-A1 use should be directed to the Planning Department on 01438 242838.

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.

Application form to apply for lease

If you wish to apply to rent these premises, please obtain an application form from the Estates Division (see contact details above). The Council welcomes applications from all sections of the Community.