

Stevenage TO LET



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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.



3 The Oval

**87 SQ M
(941 SQ FT)**



SteVenage
BOROUGH COUNCIL

3 The Oval, Stevenage SG1 5RA

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, including Somerfield and a mix of trades including Martins newsagent, and Lyn Ward hairdressers.

Accommodation

The building comprises a lock up shop with net lettable area of approx. 87 sq m (941 sq ft) comprised as follows:

Sales area of 29 sq m (312 sq ft)

Office space & store

Separate Kitchen

Secure enclosed yard.

Lease Terms

A new full tenant repairing and insuring lease will be granted for a max term of 3 years, expiring in March 2012. Contracted out of the Landlord & Tenant Act 1954 Part II

Rent

NO PREMIUM PAYABLE

RENT FREE PERIOD AVAILABLE

Guide Rent - £9,600 per annum exclusive of Value Added Tax.

Rent is payable quarterly in advance.

VAT is charged on rent.

Rateable Value

The property has a rateable value of £9,400.00. The annual rates payable in 2011/2012 will be £4,070. (£4,004. if small business relief applies).

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 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 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