

Stevenage TO LET

96 Broadwater Crescent, Stevenage, Herts SG2 8EE

750 SQ FT (70 SQ M)



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Stevenage 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.

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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 Roebuck area, less than 1.5 miles from Stevenage town centre. It is one of a parade of 8 shops, fronting onto Broadwater Crescent. Adjoining traders include Co-Op Pharmacy, Marshalls Cycles, and One-Stop.

Accommodation

The building comprises a lock up shop of net internal area of approximately 70 square metres (750 square feet) with single WC facilities.

Shop Width – 5.35 m (16 ft)
Shop Depth – 13.04 m (39 ft)
Rear Store – 6.89 sqm (74 sqft)
(single storey height)

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.

Rent

NO PREMIUM PAYABLE
RENT FREE PERIOD AVAILABLE
Guide Rent - £8,470 per annum exclusive of Value Added Tax.
Rent is payable quarterly in advance.
VAT is charged on rent and insurance.

Rateable value

The property has a rateable value of

£7,900. The annual rates payable in 2011/2012 will be £3,420.70.

Outgoings

The tenant will be responsible for all outgoings in connection with the premises such as charges relating to water, gas (if available), electricity and business rates.

Use

The premises has an existing use class of A2 financial & professional services. All enquiries with regard to other use should be directed to the Planning Department on 01438 242838. The incoming tenant will be responsible for paying all costs relating to planning permission required. Trades that are already presented in the parade 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 incoming tenant.

How to make an application to Lease

If you wish to apply to rent these premises, please obtain an application form from the Property & 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: AM