



Sanderson  
Weatherall

# TOWN CENTRE - FITTED PUB TO LET FLEXIBLE LEASE



1 THE PLAZA, STEVENAGE, SG1 1BP

[sw.co.uk](http://sw.co.uk)

- Fitted pub premises
- Busy Town Centre location
- Prominent corner location

#### Location

Stevenage is approximately 44km north of central London and has excellent transport links with close connectivity to the A1 and 20 minutes by train to Kings Cross. The town centre is undergoing an ambitious regeneration programme with residential-led mixed use development including improved retail space in Queensway and Park Place as well as 45,000 sq ft of retail and restaurant space on the east side of Queensway North. The property occupies a busy location in Town Square, one of the key areas set for regeneration in Stevenage. The buildings to the north of Town Square are being refurbished to create new office and restaurant space. Retailers nearby include Greggs, Starbucks, Subway and Paddy Power.

#### Description

The property consists of a fully fitted pub arranged on ground and first floor. The unit occupies a prominent corner with glazing at ground and first floor levels.

#### Accommodation

Floor Area	681.44 sq m	7,335 sq ft

#### Lease

The property is available on a new effectively FRI lease for a term to be agreed, subject to a landlord's rolling break option. Further details are available on request.

#### Rent

Rental offers are invited. A turnover related deal will be considered, subject to terms.

#### Rates

Rateable value: £116,000

Rates payable: n/a for 2020/2021

Prospective tenants are advised to make their own enquiries to verify the rates liability.

#### Service Charge

Available on request.

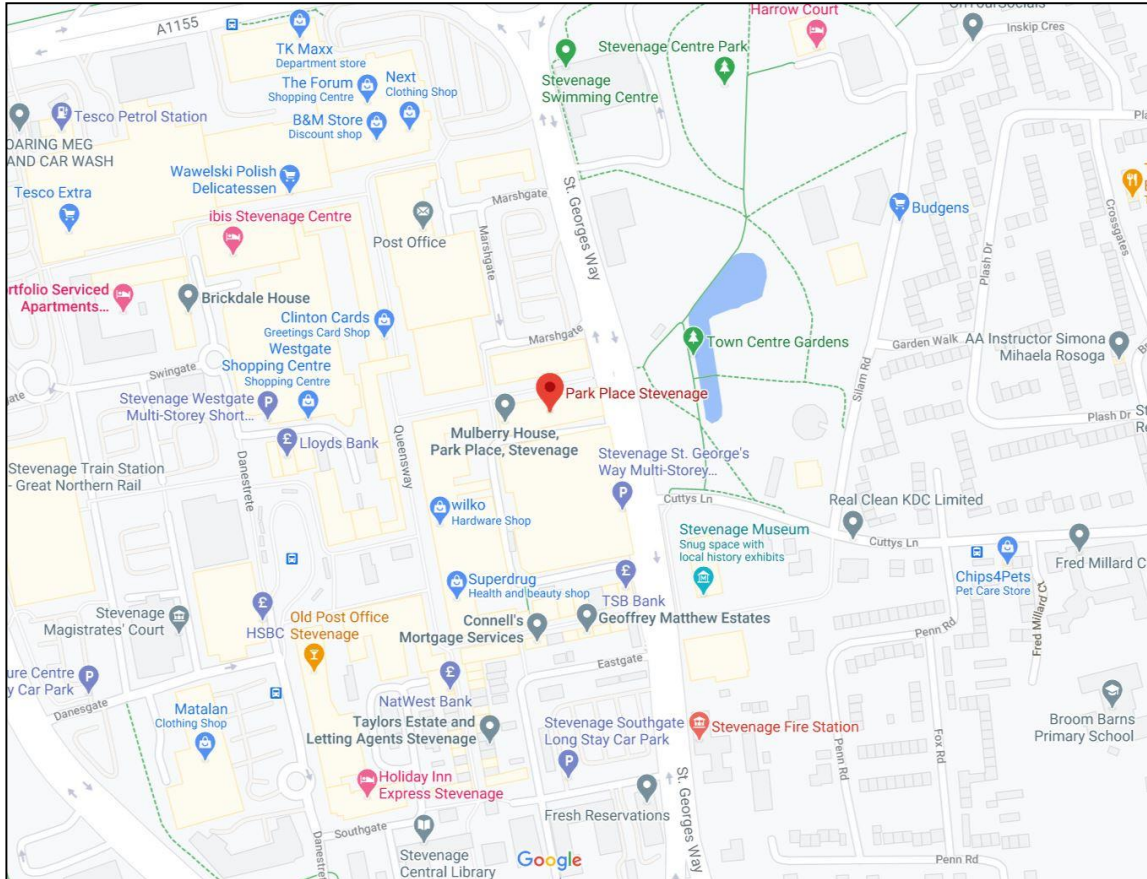
#### Energy Performance Certificate (EPC)

A full copy of the EPC is available upon request.

#### VAT

All prices quoted are exclusive of VAT.





### Viewing and Further Information

Viewings are strictly by prior appointment with the sole agents:

Paul Moody

Tel: 020 7851 2129  
Email: paul.moody@sw.co.uk

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