



Sanderson  
Weatherall

## SHOP TO LET – FLEXIBLE LEASE



11 Town Square, Stevenage, SG1 1BP

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

Busy Location  
Flexible Lease  
Close to new Town Square F&B  
Quarter

#### 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 lead 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 is arranged as a ground floor lock-up shop.

#### Accommodation

Description	Metric	Imperial
Internal Width	5.84 m	19 ft 2 ins
Shop Depth	12.37 m	40 ft 7 ins
Ground Floor	65.31 sq m	703 sq ft
<b>Total</b>	<b>65.31 sq m</b>	<b>703 sq ft</b>

#### Lease

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

#### Rent

£19,500 per annum exclusive

#### Rates

Rateable Value: £21,000

UBR (2020/2021): 49.9p

Rates Payable: £10,479

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

#### Service Charge

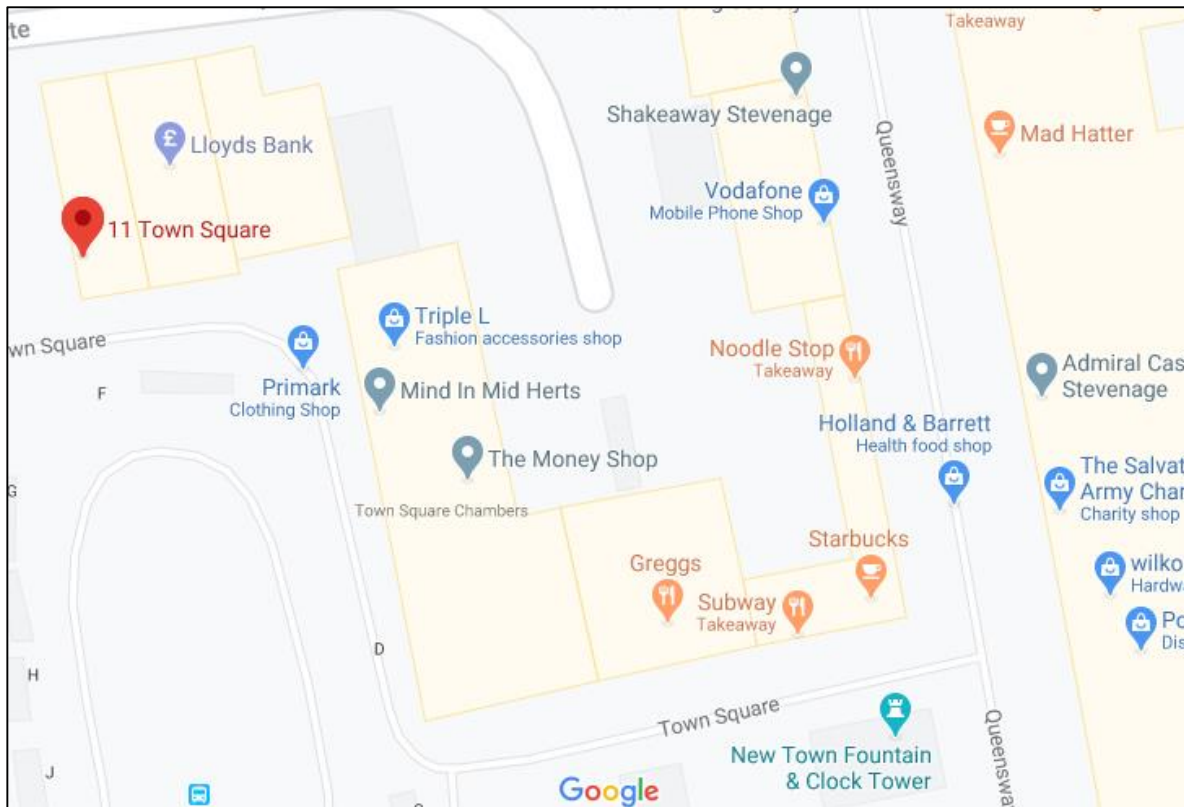
To be assessed.

#### 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

Sanderson Weatherall LLP  
1st floor, 13 Austin Friars, London EC2N 2HE

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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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