



Sanderson
Weatherall

SHOP TO LET - FLEXIBLE LEASE



13 Town Square, Stevenage, SG1 1BP

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

Ground Floor	33.63 sq m	362 sq ft

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

£12,000 per annum exclusive

Rates

Rateable Value: £10,000

UBR (2020/2021): 49.9p

Rates Payable: £4,990

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

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July 2020

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