



Sanderson
Weatherall

PRIME SHOP TO LET A1 & A3 CONSENT



UNIT 4, 29 TOWN SQUARE / 38 QUEENSWAY, STEVENAGE, SG1 1BP

sw.co.uk



Prime Location

Double Frontage

A3 Planning Consent

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. The property occupies a prime location in Queensway close to Town Square. Retailers nearby include **Starbucks, Warren James, Perfume Shops, Primark, Boots and Wilkos.**

Description

The property is arranged on ground floor and has an extensive frontage onto Queensway. It will be handed over in shell condition with capped off services.

Lease

The property is available on a new effectively FRI Lease for a term to be agreed subject to 4 yearly rent reviews.

Rent

£75,000 per annum exclusive.

Rates

Rateable Value: To be Assessed.

Service Charge

Service Charge: £6,115

Energy Performance Certificate (EPC)

A full copy of the EPC is available upon request.

VAT

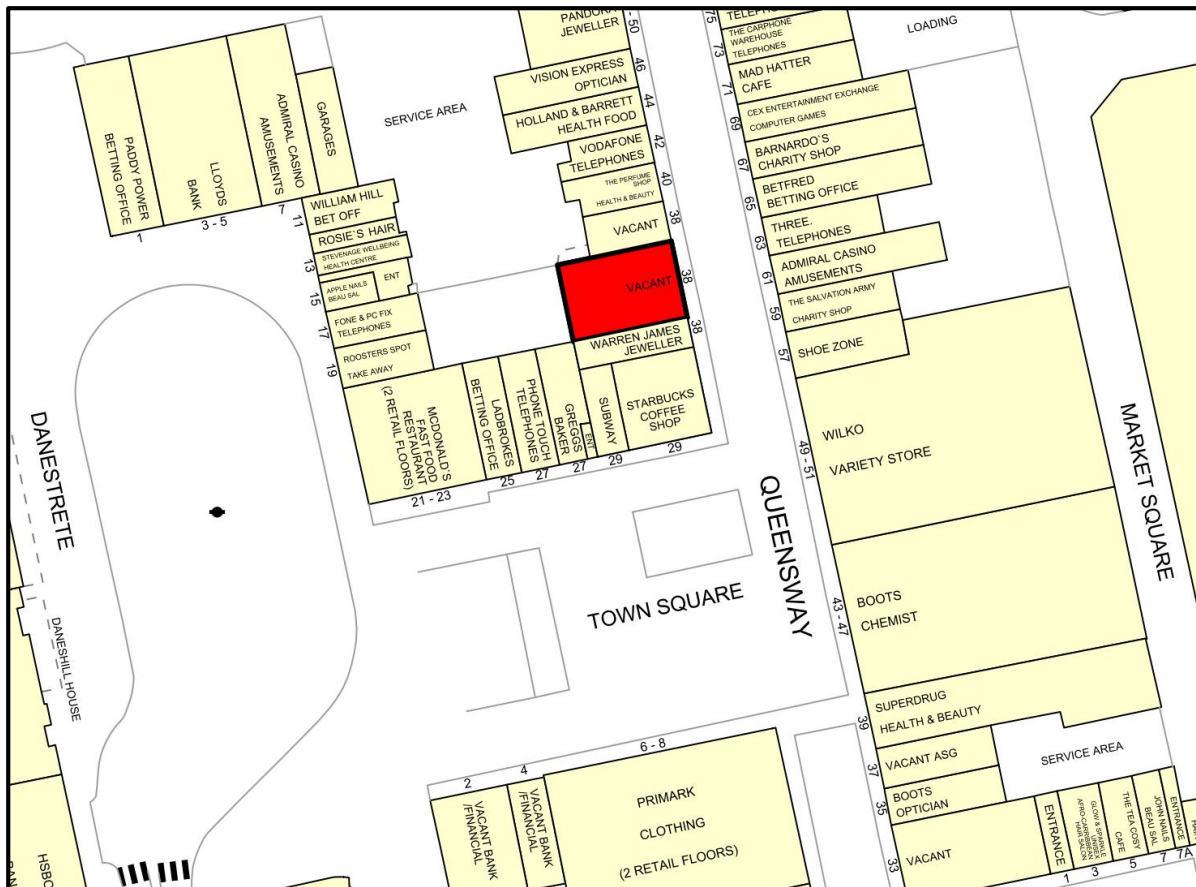
All prices quoted are exclusive of VAT.

Accommodation

Description	Metric	Imperial
Internal Width	12.02 m	39 ft 5 ins
Shop Depth	16.8 m	55 ft 1 ins
Ground Floor	214.8 sq m	2,286 sq ft
Total	214.8 sq m	2,286 sq ft

Costs

Each party is to be responsible for its own legal and professional costs.



Strictly by prior appointment:

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