



Sanderson
Weatherall

PRIME SHOP TO LET CLASS E CONSENT



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

sw.co.uk



Prime Location

Close to new Town Square
F & B Quarter

Class E 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 as well as 45,000 sq ft of retail and restaurant space on the east side of Queensway North. The property occupies a prime location in Queensway close to 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 **Starbucks, Warren James, Perfume Shop, Primark, Boots and Wilkos.**

Description

The property is arranged on ground floor and 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 5 yearly rent reviews.

Rent

£35,000 per annum exclusive.

Rates

Rateable Value: To be Assessed.

Service Charge

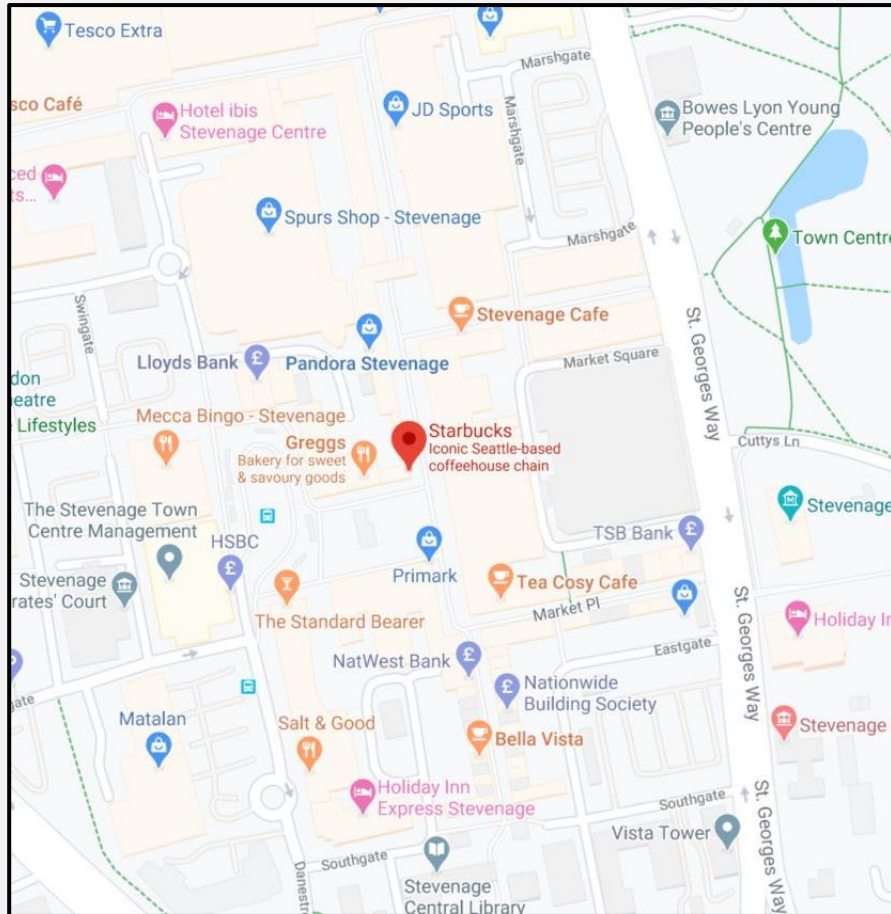
Service Charge: To be assessed.

Energy Performance Certificate (EPC)

A full copy of the EPC is available upon request.

VAT

All prices quoted are exclusive of VAT.

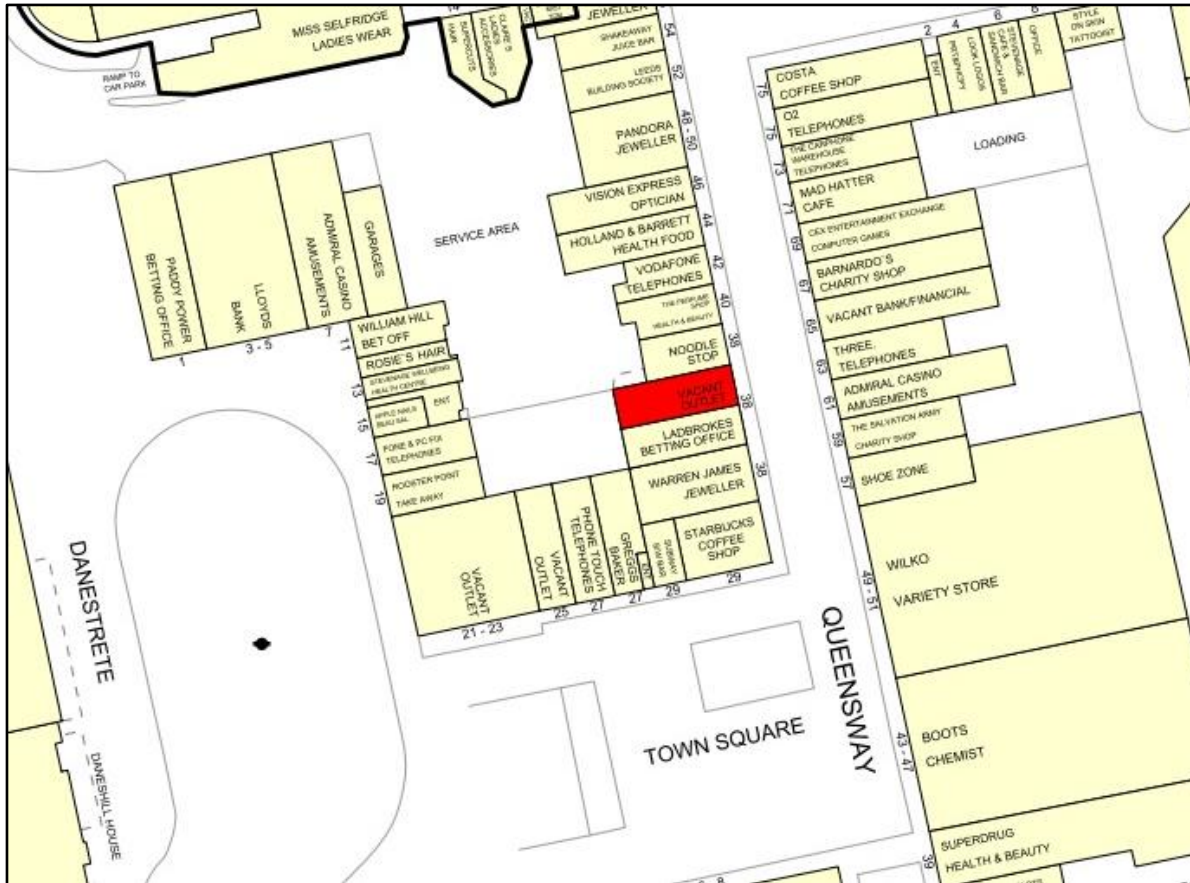


Accommodation

Description	Metric	Imperial
Internal Width	6.0 m	19 ft 8 ins
Shop Depth	16.8 m	55 ft 1 ins
Ground Floor	102.7 sq m	1,106 sq ft
Total	102.7 sq m	1,106 sq ft

Costs

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



Strictly by prior appointment:

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