



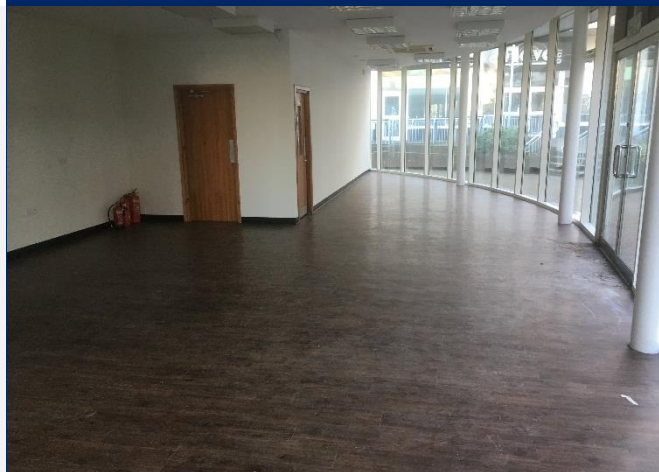
Sanderson  
Weatherall

## SHOP TO LET - SHORT TERM



UNIT 8, THE PLAZA, STEVENAGE, SG1 1BP

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



Extensive Frontage

Short Term Lease

Ready to Trade

### Location

The property is located in The Plaza leisure development, adjacent to the Bus Station, accessed from Town Square in Stevenage town centre. Other occupiers include JD Wetherspoon, The Old Post Office pub, Salt & Good Bar & Restaurant and Flava Bar.

### Description

The property is arranged on ground floor with a WC and staff facilities and has a prominent fully glazed frontage.

### Lease

The property is available on a 5 year effectively FRI Lease subject to a mutual rolling option to break operative on 6 months' notice. The lease is to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

### Rent

£15,000 per annum exclusive.

### Rates

Rateable Value: £26,000

Rates Payable (2018/2019): £12,480

### Service Charge

Service Charge: [insert]

### Energy Performance Certificate (EPC)

A full copy of the EPC is available upon request.

### VAT

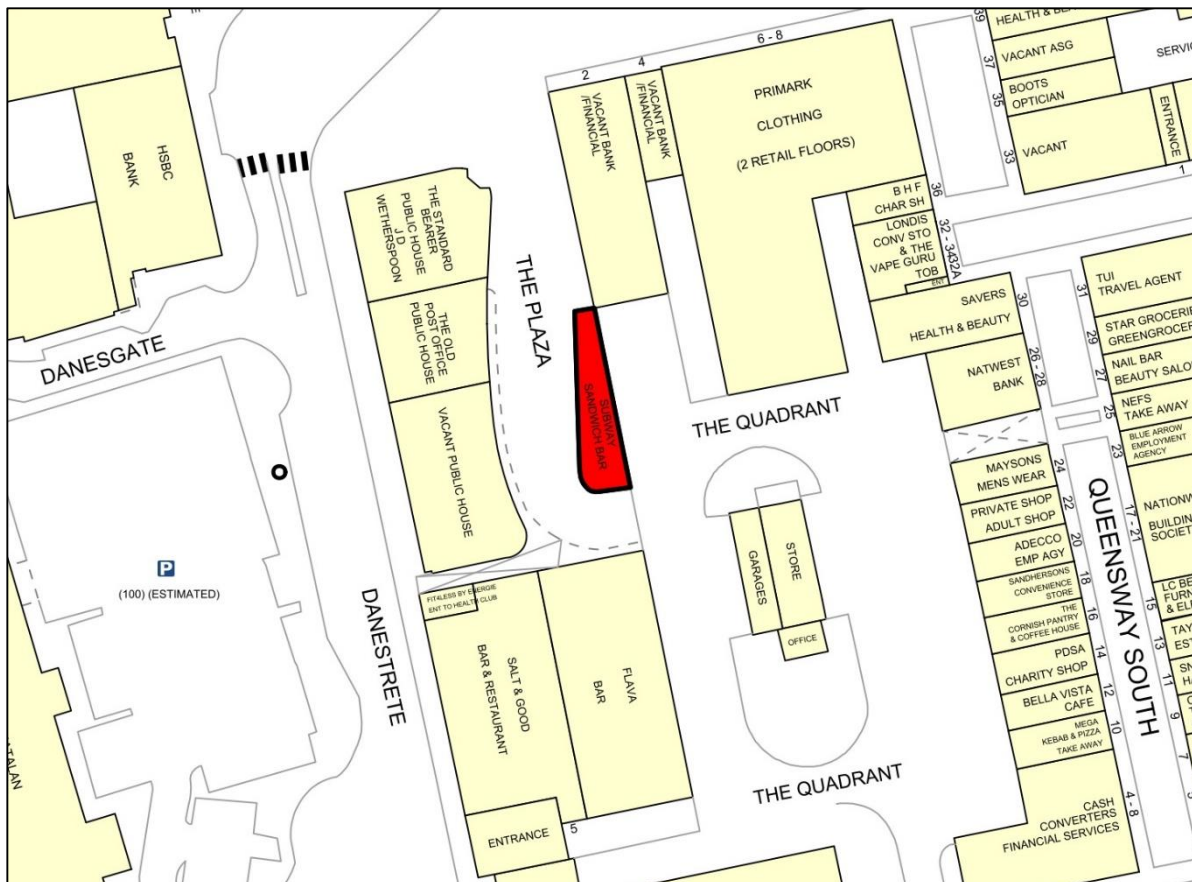
All prices quoted are exclusive of VAT.

### Accommodation

Description	Metric	Imperial
Gross Frontage:	23.8 m	78 ft 1 ins
Ground Floor Sales:	97.97 sq m	1,054 sq ft
<b>Total:</b>	<b>97.97 sqm</b>	<b>1,054 sq ft</b>

### Costs

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



Strictly by prior appointment:

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JANUARY 2019

**Sanderson  
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