

# 17 TOWN SQUARE

Stevenage, Hertfordshire,  
SG1 1BP



**RETAIL UNIT**

**1,151 sq ft (106.98 sq m)**

**TO LET**

**FLEXIBLE TERMS/INCENTIVES AVAILABLE**

**Brown & Lee**  
Chartered Surveyors

**T:** 01438 316655  
**W:** [www.brownandlee.com](http://www.brownandlee.com)

**PAI**  
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[www.pai.uk.com](http://www.pai.uk.com)

## Location

Stevenage is a major commercial and retailing centre approximately 30 miles north of London and is readily accessed via junction 7 and 8 of the A1 motorway.

The town centre benefits from excellent transport connections being situated on the East Coast mainline with direct services to London King's Cross in 20 minutes and a short distance of both Luton and Stanstead airports.

Town Square is located in a prominent position within the Stevenage New Town close to the central bus station and within walking distance of the railway station.

## Description

The self-contained lock-up shop provides retail sales area at the front with kitchen, W/C and office/storage areas at the rear. There is also first floor restricted headroom providing a small storage area.

## Accommodation

The approximate net useable areas are as follows:-

### Ground Floor

Retail area	896 sq ft	83.28 sq m
Office/store	255 sq ft	23.70 sq m
<b>Total</b>	<b>1,151 sq ft</b>	<b>106.98 sq m</b>

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed. The lease will be outside The Landlord and Tenant Act 1954 part II (as amended).

The lease will be subject to a rolling landlord break option effective from 1<sup>st</sup> September 2023 with the landlord serving no less than one month notice to vacate for redevelopment purposes.

## Rental

£19,950 per annum, exclusive.

Incentives may be considered depending on covenant strength and other agreed terms.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £28,750. The UBR for 2021/22 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

The Energy Performance Asset rating is D-85, expiring 24<sup>th</sup> September 2030.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

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For further information, please contact: Tereza Halewood

T: 01438 794588

E: [tereza.halewood@brownandlee.com](mailto:tereza.halewood@brownandlee.com)

M: 07825 555173

W: [www.brownandlee.com](http://www.brownandlee.com)

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 12193  
In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.  
All prices and rentals are quoted exclusive of VAT | Regulated by RICS

