

# 17a TOWN SQUARE

Stevenage, Hertfordshire,  
SG1 1BP



**RETAIL UNIT**

**151 sq ft (14.02 sq m)**

**TO LET**

**FLEXIBLE TERMS/INCENTIVES AVAILABLE**

**Brown&Lee**  
Chartered Surveyors

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**PAI**  
Commercial  
Property Network  
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## 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 property provides a ground floor lock-up shop.

## Accommodation

The approximate net useable areas is as follows:-

Retail area	151 sq ft	14.02 sq m
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## 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

£11,250 per annum, exclusive.

Incentives maybe 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 £7,500. 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)

A copy of the EPC available on request.

## 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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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**

