AVAILABLE TO LET

21 The Oval, Stevenage, SG1 5RD

Stevenage BOROUGH COUNCIL

COMMERCIAL LETTINGS



Annual Rent: £9,600 Per Annum

Size:
TOTAL 38.1m^2 / 410 Sq. ft.

Description: The Oval in Stevenage offers an excellent opportunity for businesses seeking commercial premises in a convenient location. With access to local amenities, established residential areas and transport links, it provides a practical base for a range of business uses. Ideal for businesses looking to establish or expand their presence in Stevenage. The unit offers a versatile sales area including an office, store and kitchen with a secure enclosed yard, making it suitable for a variety of retail and service uses, subject to planning.

CONTACT DETAILS:

If you have an enquiry, please contact Commercial Estates Team on **01438 242 242**
or email **CommercialEstates@stevenage.gov.uk**
or please visit **www.stevenage.gov.uk/business/business-premises/commercial-lettings**
and register your interest.

Stevenage Borough Council give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make any representations or warranty whatsoever in relation to this property. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of statements contained in these particulars.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition. **The three rooms shown on the plan are no longer on site.**

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.

Situated at The Oval in Stevenage, the property benefits from a convenient commercial location with access to local retailers, cafés, services and amenities. The area is well connected by public transport, with Stevenage Railway Station and local bus links providing access to the wider town and surrounding areas. The established local catchment and continued investment in Stevenage make this an attractive location for businesses looking to establish or grow their presence.

Tenure

Our clients can offer a new full repairing and insuring lease for a term of 4 years with rolling Landlord break with 6 months' notice from the second year of term.
Any new lease is to be contracted outside the Landlord & Tenant 1954 Act.

Features

- Self-contained
- Kitchenette
- WC
- Storeroom
- Open plan Space
- Security Shutters
- Rear Yard

Energy Performance Certificate (EPC)

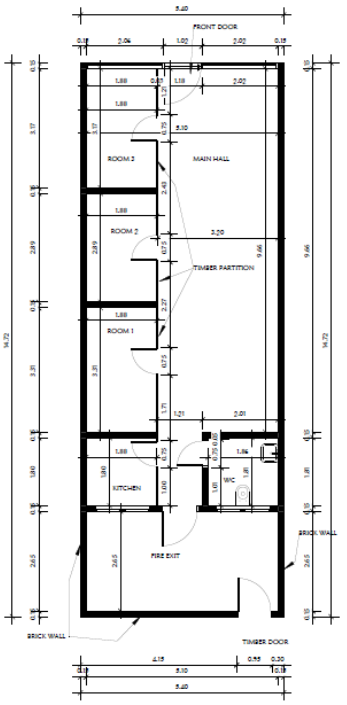
The Asset Rating is D. Expiring on 11th February 2031. A copy of the EPC is available upon request.

Rates

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.

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.



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