

To Let

21 Town Square, Stevenage, SG1 1BP



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Location

Stevenage is a large town and borough in Hertfordshire, England, 29 miles north of London. Stevenage is east of junctions 7 and 8 of the A1, between Letchworth Garden City to the north and Welwyn Garden City to the south.

The town centre is undergoing a huge transformation with substantial investment being delivered by the Council. The transformation is well underway, and includes the relocation of the adjacent bus station. Replacing it will be an exciting public realm space which will attract additional footfall and associated dwell time (**CGI below**).



Nearby occupiers include **Lloyds Bank, Mecca Bingo, Three, Greggs, Starbucks, Subway, Primark** and **Boots**.

Description

The premises are arranged over ground floor providing the following approximate internal floor areas:

Floor	Sq ft	Sq m
Ground	3,613	335.66

There is potential for outdoor seating beneath the canopy.

Quoting Rent

£75,000 pax

Lease Terms

Available by way of a new lease for a term to be agreed.

There is potential to split the unit subject to negotiation.

Business rates

The business rates are to be re-assessed.

Interested parties may benefit from rates relief if applicable and they should carry out their own investigations.

Service charge

£2,525 pa

EPC

The property has an EPC rating of **43B**. The certificate is available on request.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

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