

243 BROADWATER CRESCENT



Broadwater
Stevenage
Hertfordshire
SG2 8ET



TO LET.

SELF-CONTAINED NEIGHBOURHOOD RETAIL UNIT

1,043 SQ FT (96.95 SQ M)



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Location

Stevenage is one of the major commercial centres within Hertfordshire and stands between junction 7 and 8 of the A1(M), approximately 30 miles north of London. Broadwater Crescent is a neighbourhood centre approximately 1.5 miles from the town centre and benefits from local and national occupiers including Co-op and TaxAssist Accountants.

The property is located within the Broadwater area of Stevenage.

Description

The property comprises a self-contained ground floor lock-up shop with small kitchenette, storeroom and WC. There is a communal rear yard providing unloading facilities.

Free customer public car parking is available immediately outside the parade of shops.

Accommodation

The accommodation provides a net internal floor area as follows:

Ground Floor

Retail sales area (including rear storeroom)	1,043 sq ft	96.95 sq m
Total net useable area	1,043 sq ft	96.95 sq m

Features

The property has the following features. Please note that there is no gas supply in the unit.

- Three phase power – single connected
- Small kitchenette
- Electric heaters – not tested
- Air conditioning in some rooms – not tested
- Free customer public parking immediately outside
- Prominent position overlooking Broadwater Crescent
- Rear communal yard for unloading facilities
- WC facility

Tenure

Our clients can offer a new full repairing and insuring lease for a term to be agreed. The lease will be Outside the Landlord & Tenant Act 1954 Part II (as amended).

Rental

£16,750 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £14,250. The UBR for 2026/27 is 038.2p 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 Asset Rating is C-75 expiring on 5 October 2033. Certificate Reference Number: 1094-9111-8823-4029-1772.

A copy of the EPC is available upon 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.

SUBJECT TO CONTRACT



Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

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.

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