

255 BROADWATER CRESCENT

Stevenage, Hertfordshire, SG2 8ET



RETAIL UNIT

719 SQ FT (66.83 SQ M)

TO LET

Brown & Lee

Chartered Surveyors

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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 traders.

Description

The property comprises a self-contained ground floor lock-up shop with two WCs, kitchen and a gated rear yard for loading.

General parking is provided to the front and rear of the property.

Accommodation

The accommodation provides the following net internal floor areas:-

Retail area	704 sq ft	65.37 sq m
Kitchen	15 sq ft	1.46 sq m

Total

Total net useable area	719 sq ft	66.83 sq m
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Features

- Suspended ceiling
- Electric security shutter
- Single phase power supply
- Male and female WCs
- Kitchen
- Wooden flooring
- Gated rear yard
- Air conditioning
- Intruder alarm
- Double glazed shopfront

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£17,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £9,400. 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 Asset Rating is D-80. 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.

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For further information, please contact: **Tereza Halewood**

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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**

