

6 BURWELL ROAD



Stevenage
Hertfordshire
SG2 9RF



TO LET

NEIGHBOURHOOD RETAIL UNIT

WITH CLASS SUI GENERIS USE (HOT FOOD TAKEAWAY)

**ALTERNATIVE USES MAY BE CONSIDERED, SUBJECT TO
CHANGE OF USE**

754 SQ FT (70.1 SQ M)



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Location

Stevenage is an expanding town adjacent to the A1(M) with two separate access points directly on to this major trunk road. Stevenage has a population of 89,500 (2021 Census) and is situated approximately 30 miles north of London, has excellent mainline railway lines with London Kings Cross (20 minutes travel time).

The subject property is in a parade of three shops within the neighbourhood centre of Shephall.

Description

The property comprises of a self-contained ground floor retail unit with trade counter, commercial kitchen, stockrooms and a WC facility. There is a gated rear yard for parking 1 vehicle or for loading facilities. The property was previously used as a takeaway business with Class Sui Generis use.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Trade counter	253 sq ft	23.46 sq m
Kitchen	289 sq ft	26.88 sq m
Storeroom 1	62 sq ft	5.73 sq m
Storeroom 2	34 sq ft	3.22 sq m
Storeroom 3	116 sq ft	10.81 sq m

Total

Total net useable area	754 sq ft	70.1 sq m
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Rental

£15,750 per annum, exclusive.

Terms

A new full repairing and insuring lease on terms to be agreed.

Service Charge

There will be a provision within the lease.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £8,700. The UBR for 2025/26 is 55.5p 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-73 expiring on 18th March 2032, reference number: 2199-3311-9092-5000-3742. A copy of the respective EPCs is available upon request.

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.

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.

SUBJECT TO CONTRACT



Brown & Lee Commercial Property Consultants LLP

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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.

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