

BANDLEY HILL PLAY CENTRE

49 Fallowfield, Shephall, Stevenage,
Hertfordshire, SG2 9PL



PLAY CENTRE FACILITY

(ALTERNATIVE USES MAY BE CONSIDERED, SUBJECT TO CHANGE OF USE)

2,938 SQ FT (273 SQ M)

TO LET

(SUBJECT TO VACANT POSSESSION)

Brown & Lee
Chartered Surveyors

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Location

Stevenage is an expanding town adjacent to the A1(M), between junction 7 and 8 and approximately 16 miles north of the M25. To the north the A14 at Huntingdon provides direct access to the M1/M6, north-west and east coast ports.

Stevenage has a population of 89,500 (2021 Census) and has excellent mainline railway connections with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton (12 miles) and Stanstead (25 miles).

The subject property is located within the Shephall area of Stevenage, approximately 2.3 miles from the Town Centre.

Description

The property is currently used as a play centre. The property comprises of a main hall, office, meeting room, storerooms, kitchen and WC facilities. The property offers a large outside play area. The perimeter of the property is fenced.

Accommodation

The property comprises the following gross internal area:-

Total gross internal area	2,938 sq ft	273 sq m
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Features

- Outside area included
- Kitchen facility
- Male, female and disabled WC facilities
- Meeting room
- Office
- Storerooms
- Main hall with attractive pitched wooden ceiling
- Lobby area



Tenure

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

Rental

£39,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is to be assessed. The UBR for 2023/24 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 C-51 expiring on 20th September 2032. 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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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

