

16 WILLOWS LINK

Broadwater
Stevenage
Hertfordshire
SG2 8AR



TO LET.

**SELF-CONTAINED NEIGHBOURHOOD CAFÉ/RETAIL UNIT
CLASS E USE – ALTERNATIVE USES MAY BE CONSIDERED,
SUBJECT TO CHANGE OF USE**

566 SQ FT (52.64 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 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 (Census 2021).

The property is located within the Broadwater area of Stevenage, approximately 2.1 miles away from the town centre.

Description

The property comprises of a self-contained retail unit benefiting from WC and kitchen facility. There is also a small yard at the rear.

The property is currently fitted out as a café and the property can be taken for this purpose, including all fixtures and fittings. No warranty will be given as to their working order now and in the future.

Alternatively, my client will consider other uses subject to change of use.

Accommodation

The accommodation provides the following net internal floor area: -

Retail sales area	566 sq ft	52.64 sq m
-------------------	-----------	------------

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 and Tenant Act 1954 part II (as amended).

There will be a landlord's only redevelopment clause within the lease. Further details upon request.

Rental

£12,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £4,450. 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.

Service Charge

There will be a service charge provision in the lease although there is no one in place at present.

Energy Performance Certificate (EPC)

The Asset Rating is D-94 expiring on 11th April 2031, certificate reference: 3776-6837-3575-2552-7421.

A copy of the EPC 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

No VAT is payable on the rent.

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.

Ref No: 17008E

