

96 BROADWATER CRESCENT

Broadwater, Stevenage, Hertfordshire,
SG2 8ET



RETAIL UNIT

714 SQ FT (66.33 SQ M)

TO LET

SUBJECT TO VACANT POSSESSION

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.

The property is located within the Broadwater area of Stevenage.

Description

The property comprises a self-contained ground floor lock-up shop with WC and kitchen facilities. There is rear access for loading.

Free customer public car parking is provided.

Accommodation

The accommodation provides the following internal floor areas:-

Retail area	629 sq ft	58.51 sq m
Kitchen	85 sq ft	7.97 sq m

Total

Total net useable area	714 sq ft	66.33 sq m
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Features

- Single phase power supply
- Wooden flooring throughout
- Access at rear for loading
- Prominent position facing onto Broadwater Crescent
- Kitchen
- WC

Tenure

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

Rental

£16,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £8,700. The UBR for 2022/23 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.

Service charge

To pay a fair proportion (to be conclusively determined by the landlord) of the expenses payable in respect of repairing, renewing and cleansing all party walls, fences, sewers, drains, roads and other pavements and other things, the use of which is shared by the premises and other premises.

Energy Performance Certificate (EPC)

The Asset Rating is D-91. 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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In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

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

