

# 15 The Glebe

Chells, Stevenage, Hertfordshire,  
SG2 0DL



## SELF-CONTAINED NEIGHBOURHOOD CENTRE RETAIL UNIT

507 sq ft (47.1 sq m)

**TO LET**

**Brown & Lee**  
Chartered Surveyors

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**PAI**  
Commercial  
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## Location

Stevenage is a major commercial and retailing centre approximately 30 miles north of London and is readily accessed via junction 7 and 8 of the A1 motorway.

The town centre benefits from excellent transport connections being situated on the East Coast mainline with direct services to London King's Cross in 20 minutes and a short distance of both Luton and Stanstead airports.

The property is located in The Glebe Neighbourhood Centre within the Chells area of Stevenage.

## Description

The property is a self-contained retail unit with reception area, office/store room, kitchen and WC facility.

The property has access at the rear for loading.

The neighbourhood centre offers free public customer parking.

## Accommodation

The approximate net useable areas are as follows:-

Retail area	282 sq ft	26.24 sq m
Reception	64 sq ft	5.95 sq m
Office/store room	64 sq ft	5.98 sq m
Kitchen	59 sq ft	5.45 sq m
Store rooms	38 sq ft	3.53 sq m

<b>Total</b>	<b>507 sq ft</b>	<b>47.1 sq m</b>
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## 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 Landlord and Tenant Act 1954 part II (as amended).

The lease will be subject to a landlord break option effective from January 2028 onwards, upon the landlord serving not less than 6 months' notice to vacate for redevelopment purposes.

## Features

- Suspended ceiling
- Electric security shutter
- LED lighting
- Wooden flooring
- Electric heaters
- Three phase power, single connected
- Store room
- Access for loading at the rear
- Kitchen
- WC

## Rental

£15,000 per annum exclusive

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £6,800. 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

There will be an annual service charge of £750.00 plus VAT.

## Energy Performance Certificate (EPC)

The Asset Rating is D-99, reference number: 7788-1728-6477-1127-9753. 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.

## SUBJECT TO VACANT POSSESSION

**Brown & Lee**

Chartered Surveyors

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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

