

# RETAIL UNITS TO LET

## BUS INTERCHANGE, STEVENAGE TOWN CENTRE



**Brown & Lee**

Chartered Surveyors

## 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 83,957 (2011 Census) and is situated approximately 30 miles north of London, has excellent mainline railway lines with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton and Stansted.

## ACCOMMODATION

The following units are available:

UNIT	SQ FT	SQ M	RENTAL
Unit A	490 sq ft	45.6 sq m	£19,350 pax
Unit B	483 sq ft	44.9 sq m	£19,350 pax



CGI Images are for illustration purposes only.

## TERMS

The properties are available for a term to be agreed on full repairing and insuring terms.

## BUSINESS RATES

The UBR for 2020/21 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.

Business rates are to be assessed.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance certificate Asset Rating has not yet been assessed. A copy of the certificate will be provided when the development is completed.

## 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.

## FURTHER INFORMATION

**Brown & Lee**

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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

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