



5 THE HYDE

Stevenage
Herts
SG2 9SD



TO LET.

SELF-CONTAINED NEIGHBOURHOOD CENTRE SHOP

949 SQ FT (88 SQ M)



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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 Hyde Is approximately 2.6 miles from the town centre. 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 Stansted airports. The town also offers a new bus station which provides bus routes to all neighbourhood centres.

Stevenage has a population of 89,500 (Census 2021).

Description

The ground floor accommodation provides retail sales area to the front with kitchenette, access WC and storerooms at the rear. There is access at the rear of the property for loading.

Free public customer parking is provided close-by.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail sales area	916 sq ft	85.09 sq m
Kitchen	31 sq ft	2.93 sq m

Total

Total net useable area	947 sq ft	88.02 sq m
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Features

- Self-contained
- Kitchenette
- Access WC
- Rear loading access
- Free public customer parking
- Electric heaters
- Suspended ceiling in retail area
- Three phase power supply
- Security shutter

Tenure

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

Rental

£15,875 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,250. 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 E-105 expiring on 26th September 2028. 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.



Brown & Lee Commercial Property Consultants LLP

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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.

