

2 & 3 BEDWELL PARK

Stevenage
Herts
SG1 1NB



TO LET.

SELF-CONTAINED RETAIL UNIT WITH DOUBLE FRONTAGE

1,134 SQ FT (105.34 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 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 1.2 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, separate offices, and storeroom 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 gross useable areas are as follows:

Ground Floor

Unit 2 & 3	1,134 sq ft	105.34 sq m
------------	-------------	-------------

Total

Total gross useable area	1,134 sq ft	105.34 sq m
--------------------------	-------------	-------------

Features

- Self-contained
- Kitchenette
- Access WCs
- Rear loading access
- Three phase power supply, single phase connected
- Storeroom
- Offices
- Open space
- Electric heaters
- Overlooking Park
- Security shutters
- Free public car park at the rear

Tenure

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

Any new lease is to be contracted outside the Landlord & Tenant 1954 Act with a rolling Landlord break option on 6 months' notice from the end of year 3 onwards.

Rental

£16,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £14,750. 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-116 expiring on 20th February 2030. 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

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref no: 12915E

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.

