

116 OAKS CROSS

Broadwater
Stevenage
Hertfordshire
SG2 8LU



TO LET.

NEIGHBOURHOOD CENTRE RETAIL UNIT

581 SQ FT (53.99 SQ M)



For further information please contact: Tereza Halewood

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Location

Stevenage is an expanding town adjacent to the A1(M), between junction 7 and 8 and approximately 16 miles north of the M25. To the north the A14 at Huntingdon provides direct access to the M1/M6, north-west and east coast ports.

Stevenage has a population of 89,500 (2021 Census) and has excellent mainline railway connections with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton (12 miles) and Stanstead (25 miles).

The subject property is located within the Broadwater area of Stevenage, approximately 2.3 miles from the Town Centre.

Description

The property comprises of a self-contained lock up retail unit with kitchen, WC and store at the rear of the property. There is free customer parking immediately outside the shop.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail sales area	503 sq ft	46.76 sq m
Rear store	78 sq ft	7.23 sq m

Total

Total net useable area	581 sq ft	53.99 sq m
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Features

- Single phase power
- Electric security shutter
- Kitchen
- WC
- Rear store
- Free customer parking close-by

Tenure

Our clients are able to offer a new 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 £9,300. 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 D-81 expiring on 29th April 2028. A copy if the EPC is available upon request.

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.

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.

