

UNIT 5 THE BRAGBURY CENTRE

Kenilworth Close
Bragbury End
Stevenage
Hertfordshire
SG2 8ED



TO LET.

**SELF-CONTAINED BRAND-NEW RETAIL UNIT
IN NEWLY DEVELOPED NEIGHBOURHOOD CENTRE
WITH CLASS E USE**

583 SQ FT (54.16 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

The development is situated in the southwest area of Stevenage within a well-established residential area of Bragbury End close to the villages of Aston, Knebworth and Watton-At-Stone.

Stevenage is one of the major commercial centres within Hertfordshire and stands between junction 7 & 8 of the A1(M), approximately 30 miles north of London. The town centre benefits from a train station which provides direct services to London Kings Cross in approximately 23 minutes. There is also a new bus station, which provides bus routes to all neighbourhood centres within the town and other neighbouring towns and villages.

Bragbury Centre is a neighbourhood centre approximately 3.5 miles from the town centre. Local amenities include Stevenage Golf & Conference Centre, Three Horseshoes and The Chequers public houses.

Description

The property comprises of a self-contained ground floor retail lock-up unit providing kitchen, store, and WC facility.

Unit 1 is now occupied by OneStop convenience store and Unit 2 is now occupied by Peckers (chicken restaurant/takeaway business).

Accommodation

The approximate net useable area is as follows:

Total net useable area	583 sq ft	54.16 sq m
------------------------	-----------	------------

Features

- Brand new retail unit
- Within new modern neighbourhood scheme of proposed 229 dwellings
- Kitchen facility
- Three phase electricity supply
- Floor screeded throughout
- WC facility

Tenure

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

Rental

£15,000 per annum, exclusive.

Rates

To be assessed.

Service Charge

There will be a service charge provision within the lease.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

Important

Any 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.

