

## UNIT 6 THE BRAGBURY CENTRE

Kenilworth Close  
Bragbury End  
Stevenage  
Hertfordshire  
SG2 8ED



## TO LET.

**SELF-CONTAINED BRAND-NEW RETAIL UNIT  
IN NEWLY DEVELOPED NEIGHBOURHOOD CENTRE  
CLASS E USE – SUITABLE FOR COFFEE SHOP OPERATOR  
2,000 SQ FT (185.80 SQ M)**



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## 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 End 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, WC facilities and a changing room. The property will be presented in shell and core specification.

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

There is no ventilation or extraction provided with the property, so cooking is restricted. The property therefore is not suitable for traditional café, hot food takeaway or restaurant uses.

## Accommodation

The approximate net useable area is as follows:

Total net useable area	2,000 sq ft	185.80 sq m
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## Features

- Brand new retail unit
- Within new modern neighbourhood scheme of proposed 229 dwellings
- Presented in shell and core specification
- Air conditioning
- Three phase electricity
- WC facilities

## Tenure

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

## Rental

£40,000 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.

