

1 & 2 PRIMETT ROAD

Stevenage Old Town
Hertfordshire
SG1 3BY



TO LET.

**AVAILABLE INDIVIDUALLY OR COMBINED
SELF-CONTAINED RETAIL UNITS
CONSERVATORY & SMALL YARD WITH UNIT 1
FROM 255 SQ FT – 618 SQ FT (23.68 SQ M – 57.41 SQ M)**



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Location

Stevenage Old Town is situated approximately 1.5 miles north of the new town centre, which is readily accessed via Junction 7 and 8 of the A1(M) motorway. Stevenage is approximately 30 miles North of central London.

The property is located within Primett Road at the back of the High Street. There are several local and national occupiers within the vicinity including Tesco Express, Morrisons Daily, Simmons, Subway and various restaurants and public houses.

There is a pedestrian walkway off the High Street to the subject property.

Description

The accommodation comprises of a self-contained retail units with WC facilities. Unit 1 also benefits from a conservatory, which can be used as an office/storage space and small yard at the rear.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Unit 1	363 sq ft	37.72 sq m
Conservatory/yard	537 sq ft	49.88 sq m
Unit 2 (including WC)	255 sq ft	23.68 sq m

Alternatively, my client will consider a letting of the whole property totalling 618 sq ft plus conservatory and small yard.

Features

- Self-contained retail units
- Old Town location
- Close to public paying car park and free parking available on the High Street
- Rear yard and conservatory
- Suspended ceilings
- WC facilities

Tenure

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

Landlord Break Clause

There will be a landlord rolling break clause within the lease at any time with 9 months prior written notice of their intention to exercise this break clause for redevelopment purposes only.

Rental

Unit 1 - £12,500 per annum, exclusive.

Unit 2 - £17,250 per annum, exclusive

Rent on application for the whole of the property.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,500 (combined for 1 & 2). The UBR for 2024/25 is 49.9p 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 for Unit 1 is C-61 expiring on 10th May 2034, reference number: 0242-8270-9384-6136-6600.

The Asset Rating for Unit 2 is C-66 expiring on 10th May 2034, reference number: 0247-8291-6354-9130-7490.

A copy of the respective EPCs 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.

