

13 THE GLEBE



Stevenage
Hertfordshire
SG2 0DL

INCENTIVES AVAILABLE



TO LET

CLASS USE E

SELF-CONTAINED NEIGHBOURHOOD RETAIL UNIT

458 SQ FT (42.56 SQ M)



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Location

Stevenage is a major commercial and retailing centre approximately 30 miles north of London and is readily accessed via Junctions 7 and 8 of the A1(M).

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 property is located in The Glebe Neighbourhood Centre within the Chells area of Stevenage.

Description

The property is a self-contained retail unit with small storeroom, kitchen and WC facility at the rear of the shop.

The property has access at the rear for loading.

The neighbourhood centre offers free public customer parking.

Accommodation

The approximate net useable areas are as follows:

Retail area	425 sq ft	39.48 sq m
Storeroom	33 sq ft	3.08 sq m

Total

Total net useable area	458 sq ft	42.56 sq m
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Features

- Suspended ceiling
- Electric security shutter
- Vinyl flooring
- Three phase power, single connected
- Storeroom
- Access for loading at the rear of the property
- Kitchen facility
- WC facility

Rental

£12,000 per annum, exclusive.

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed. The lease will be outside The Landlord & Tenant Act 1954 Part II (as amended).

Service Charge

There will be a service charge provision in the lease. Further details upon request.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £7,800. The UBR for 2025/26 is 55.5p 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-80. Reference number: 2798-8144-3130-1726-7892 expiring on 8 November 2030.

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.



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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.

