

90 BROADWATER CRESCENT

**BROWN
&LEE**
Property Consultants

Stevenage
Hertfordshire
SG2 8EE



TO LET.

**SELF-CONTAINED NEIGHBOURHOOD RETAIL UNIT
SUITABLE FOR BARBER SHOP/HAIRDRESSER**

731 SQ FT (67.96 SQ M)



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Location

Stevenage is one of the major commercial centres within Hertfordshire and stands between junction 7 and 8 of the A1(M), approximately 30 miles north of London. Broadwater Crescent is a neighbourhood centre approximately 1.5 miles from the town centre and benefits from local traders.

The property is located within the Broadwater area of Stevenage.

Description

The property comprises a self-contained ground floor lock-up shop with WC and kitchen facility. There is rear access for loading.

Free customer public car parking is provided.

Accommodation

The accommodation provides a net internal floor area as follows:

Ground Floor

Retail sales area	731 sq ft	67.96 sq m
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Total

Total net useable area	731 sq ft	67.96 sq m
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Features

- Electric security shutter
- Three phase power
- Kitchen facility
- Some LED lighting
- Tiled flooring
- Free customer public parking
- Prominent position overlooking Broadwater Crescent
- WC facility

Tenure

Our clients can 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).

Rental

£16,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £13,000. 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 C-54 expiring on 29 November 2031. Reference number: 3397-1692-7579-8306-1814.

A copy of the EPC is available upon request.

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.

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.

SUBJECT TO CONTRACT & VACANT POSSESSION

