

GROUND FLOOR
107-109 HIGH STREET

**BROWN
&LEE**
Property Consultants

Stevenage
Hertfordshire
SG1 3HR



FOR SALE.

RETAIL INVESTMENT OPPORTUNITY

PRODUCING INCOME £37,500 PER ANNUM
APPROX. 1,861 SQ FT (172.89 SQ M)



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Location

Stevenage Old Town is situated approximately 1.5 miles north from the New Town Centre, which provides access to both junction 7 and 8 of the A1(M) motorway. Stevenage is approximately 30 miles north of Central London.

The property is located within the historic Old Town of Stevenage and fronts onto the main High Street. The area consists of a mixture of national and local occupiers, public houses and restaurants.

Description

The property comprises of a self-contained ground floor retail unit.

Accommodation

The approximate net useable areas are as follows:

Retail sales area	639 sq ft	59.36 sq m
Kitchen area	370 sq ft	34.37 sq m
Cold store/dry store	195 sq ft	18.12 sq m
Cloakroom/WC/hand wash basin/office	293 sq ft	27.22 sq m
Dispatch area	234 sq ft	21.74 sq m
Store 1	57 sq ft	5.30 sq m
Store 2	73 sq ft	6.78 sq m

Total

Total net useable area	1,861 sq ft	172.89 sq m
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Title Number

Land Registry Title number is HD446984.

Price

£545,000 virtual freehold.

Tenure

999 years from 25 December 2003 to 24 December 3002 at a fixed ground rent of £1.00 per annum.

Maintenance Fund

An annual maintenance fund is due of £500 for the maintenance and repair of external common areas of the building.

Tenancy Schedule

Rent pa	Lease Start	Term	Break	Rent Review
£37,500	18/01/2014 expiring on 17/01/2034	20 years	18/01/2024 (expired)	18/01/2029

The lease is to DP Realty T/A Dominos. The lease is Inside the Landlord and Tenant Act 1954.

Energy Performance Certificate (EPC)

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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

