

23 QUEENSWAY

Stevenage, Hertfordshire,

SG1 1DA



RETAIL UNIT

1,318 sq ft (122.45 sq m)

TO LET

Brown & Lee
Chartered Surveyors

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Location

Stevenage is an expanding town adjacent to the A1(M) with two junctions at separate access points directly onto the major trunk road. Stevenage has a population of 83,957 (2011 census) and is situated approximately 30 miles North of London, has excellent mainline railway connections with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton and Stanstead.

Further changes are planned to improve Stevenage town centre with the recently announced SG1 development in which the local authority Stevenage Borough Council has provided consent for Mace to undertake a large scale redevelopment of several parts of the town centre.

Stevenage Borough Council have committed to undertake a planned £350 million redevelopment of the town centre with the developers Mace Group Limited which will introduce new public realm areas, more residential and new open realm areas and is considered to have a start date of 2020. The plans to undertake this transformation of Stevenage are part of a 20 year regeneration program. More details can be found on the Stevenage Borough Council Website at www.stevenage.co.uk.

The town centre itself is made up of a number of separate shopping areas those traditional secretary locations such as Park Place, Market Place and Queensway South and the prime areas of Queensway, Westgate Shopping Centre and The Forum Shopping Park. There are a number of out of town retail offers including the leisure park for food and beverage and leisure operators and Roaring Meg and Roebuck for large out of town retail stores

Description

The property is a lockup shop currently used as an employment agency with traditional retail shop front, main retail area with partitioned offices. At the rear of the property there is a kitchenette, WC and large cupboard storage area.

Accommodation

The approximate net useable areas are as follows:

Retail shop	1,318 sq ft	122.45 sq m
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Tenure

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

Rental

£21,000 per annum, exclusive.

Service Charge

There will be a service charge to cover costs of maintenance and repair of common parts.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £17,750. The UBR for 2020/21 is 51.2p 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)

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.



For further information, please contact: Daniel Musgrove

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In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

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

