

35 THE HYDE

Stevenage, Hertfordshire,
SG2 9SB



RETAIL UNIT

750 sq ft (69.73 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 separate access points directly on to this 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 lines with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton and Stansted.

The property sits within a parade of shops in The Hyde, a neighbourhood centre. This neighbourhood centre provides a large range of shop units providing services to local inhabitants, including public house, supermarket and takeaways.

Description

The self-contained shop comprising of retail sales area with small kitchen and WC facility. There is a rear secure enclosed yard including a store.

Accommodation

Ground Floor

Retail area	750 sq ft	69.73 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

£11,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £9,600. 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.

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.

Energy Performance Certificate (EPC)

The Energy Performance Certificate Asset rating is D-84. Ref no: 0794-9370-6930-6100-1803.

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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For further information, please contact: **Tereza Halewood**

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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**

