

12-14 WILLOWS LINK

Broadwater
Stevenage
Hertfordshire
SG2 8AR



TO LET. SUBJECT TO VACANT POSSESSION

SELF-CONTAINED NEIGHBOURHOOD RETAIL UNIT

CLASS E USE

697 SQ FT (65 SQ M)



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

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Location

Stevenage is an expanding town adjacent to the A1(M), between junction 7 and 8 and approximately 16 miles north of the M25. To the north the A14 at Huntingdon provides direct access to the M1/M6, north-west and east coast ports.

Stevenage has a population of 89,500 (Census 2021).

The property is located within the Broadwater area of Stevenage, approximately 2.1 miles away from the town centre.

Description

The property comprises of two self-contained retail units which have been combined as one larger retail unit. It benefits from WC / disabled WC and a kitchen facility. There is also a small yard at the rear for loading.

Accommodation

The accommodation provides the following net internal floor area:-

12 Willows Link

Retail sales area	307 sq ft	28.5 sq m
Kitchen/store	82 sq ft	7.6 sq m

14 Willows Link

Retail sales	308 sq ft	29 sq m
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Total

Total net useable area	697 sq ft	65.1 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. The lease will be outside The Landlord and Tenant Act 1954 part II (as amended).

There will be a Landlord's only redevelopment clause within the lease.

Rental

£12,750 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £5,800. The UBR for 2023/24 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.

Service Charge

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

Energy Performance Certificate (EPC)

A copy of the EPC 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.

SUBJECT TO CONTRACT



Brown & Lee Commercial Property Consultants LLP

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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.

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