

**13 THE GLEBE**

Stevenage  
Hertfordshire  
SG2 0DL



**TO LET.**

**CLASS E USE**

**SELF-CONTAINED NEIGHBOURHOOD RETAIL UNIT**

458 SQ FT (42.56 SQ M)



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## Location

Stevenage is a major commercial and retailing centre approximately 30 miles north of London and is readily accessed via junction 7 and 8 of the A1 motorway.

The town centre benefits from excellent transport connections being situated on the East Coast mainline with direct services to London King's Cross in 20 minutes and a short distance of both Luton and Stanstead airports.

The property is located in The Glebe Neighbourhood Centre within the Chells area of Stevenage.

## Description

The property is a self-contained retail unit with small storeroom, kitchen and WC facility at the rear of the shop.

The property has access at the rear for loading.

The neighbourhood centre offers free public customer parking.

## Accommodation

The approximate net useable areas are as follows:

Retail area	425 sq ft	39.48 sq m
Storeroom	33 sq ft	3.08 sq m

## Total

Total net useable area	458 sq ft	42.56 sq m
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## Features

- Suspended ceiling
- Electric security shutter
- Vinyl flooring
- Three phase power, single connected
- Storeroom
- Access for loading at the rear of the property
- Kitchen facility
- WC facility

## 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).

## Rental

£12,000 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £7,800. 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)

The Asset Rating is D-80 reference number: 2798-8144-3130-1726-7892 expiring on 8<sup>th</sup> November 2030. 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.

