

33-35 THE OVAL

Stevenage  
Hertfordshire  
SG1 5RD



## TO LET.

**LARGE NEIGHBOURHOOD CENTRE UNIT WITH D1 USE  
OTHER USES WILL BE CONSIDERED, SUBJECT TO CHANGE OF USE  
2,444 SQ FT (227.05 SQ M)**



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

T: 01438 794588

E: [tereza.halewood@brownandlee.com](mailto:tereza.halewood@brownandlee.com)

M: 07825 555173

W: [www.brownandlee.com](http://www.brownandlee.com)

## Location

The subject property is in the Pin Green area of Stevenage within a local centre called The Oval. Occupiers nearby include, Morrisons Daily (including post office), Co-Op supermarket, Ladbrokes and a variety of food and retail businesses.

Junction 7 and 8 of the A1(M) are accessible by mainly dual carriageways. This in turn provides access to the M25 in the south and the A14, M1, M6 and east coast ports in the north.

The neighbourhood centre offers free customer parking.

## Description

The property is a self-contained retail unit offering large open space at the front with WC facilities and provides an office, storerooms, kitchen, and WC facility at the rear. The accommodation provides access to the rear for loading.

## Accommodation

The following accommodation is available: -

### Ground Floor

Total gross internal floor area	2,444 sq ft	(227.05 sq m)
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## Features

- Large open plan space
- Office
- Storerooms
- Kitchen
- Three phase power
- Security shutters fitted to the to the shop-front
- Loading available at the rear of the unit
- WC facilities

## Tenure

Our clients can offer a new full repairing and insuring lease for a term to be agreed. There will be a rolling Landlord break option on a lease. Which will be Outside the 1954 Act, from September 2026 onwards with 3 months' notice.

## Rental

£24,500 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 to be assessed. 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.

## 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

