

2-8 QUEENSWAY

Stevenage  
Hertfordshire  
SG1 1BS



## TO LET/FOR SALE.

**GROUND FLOOR TOWN CENTRE RETAIL UNIT WITH PLANNING  
CONSENT FOR TWO STOREY REAR EXTENSION OF 2 NO.  
TWO BED FLATS**

**CLASS E USE - INCENTIVES AVAILABLE FOR A NEW LEASE**

4,311 SQ FT (400.49 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(M) 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 Stansted airports. The town also offers a new bus station within walking distance of the subject property.

The property is located within the pedestrianised area of Queensway South, which forms part of Stevenage Town Centre. Stevenage has a population of 94,456 (2021 Census).

## Description

The property comprising of a large self-contained ground floor retail unit, offering return frontage onto Southgate. The property provides a kitchen facility, WCs, storerooms/offices, and the benefit of parking at the rear of the property. There is also access at the rear for loading facilities.

At first and second floor level there are 6 long leasehold flats within the freehold, 5 of which have been sold off, copies of leases are available on request.

The landlord owns one of the leasehold flats which they would be willing to negotiate separately with prospective buyer.

The property is presented in shell condition.

## Accommodation

The approximate net useable area is 4,311 sq ft (400.49 sq m).

Please note that measurements from the proposed potential split of the accommodation, see attached plan.

## Tenure

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

## Rental

£42,500 per annum, exclusive. Incentives available.

## Price

£500,000 freehold. Land Registry Title Number: HD238107.

## Development Potential/Planning Consent

There is approved planning consent for a two-storey rear extension to provide 2 no. two bed residential units. More information is provided on the Local Authority Planning Portal ([www.stevenage.gov.uk](http://www.stevenage.gov.uk)). Reference number: 22/00826/FP.

It may also be possible to split the accommodation into 5 smaller units as per the attached plan. This could provide a ERV of £62,000 when complete.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £50,000. 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 is a service charge provision. The current cost is £3,012.10 per annum.

## Energy Performance Certificate (EPC)

The Asset Rating is E-120, expiring on 21<sup>st</sup> December 2033. 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.

## Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti money laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

## 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.

