

3 PRIMETT ROAD

Stevenage
Hertfordshire
SG1 3BY



TO LET.

**RETAIL UNIT WITHIN STEVENAGE OLD TOWN
302 SQ FT (28.06 SQ M)**



For further information please contact: Tereza Halewood

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Location

Stevenage Old Town is situated approximately 1.5 miles north of the new town centre, which is readily accessed via Junction 7 and 8 of the A1(M) motorway. Stevenage is approximately 30 miles North of central London.

The property is located within Primett Road at the back of the High Street adjacent to Elmes Windows & Doors. There are several local and national occupiers within the vicinity including Tesco Express, Morrisons Daily, Simmons, Subway and various restaurants and public houses.

There is a pedestrian walkway off the High Street to the subject property.

Description

The accommodation comprises of a self-contained retail unit with kitchen and WC facility. The property also provides an outside store.

Accommodation

The approximate net useable area is as follows:

Ground Floor

Retail area	302 sq ft	28.06 sq m
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Features

- Self-contained retail unit
- Suspended ceiling
- Kitchen
- Store
- Old Town location
- Close to public paying car park and free parking available on the High Street
- Disabled WC

Tenure

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

Rental

£13,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £5,100. The UBR for 2024/25 is 49.9p 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.

