

# STEVENAGE

2/4 Market Place, SG1 1DB

## Double Retail Unit – To Let on a New Lease

### LOCATION

The property is situated close to the centre of Stevenage, near the main Town Square and principal shopping area along Queensway. Major retailers nearby include **Primark**, **Boots the Chemist**, **Wilko** and a short distance away, the major **Asda** supermarket.

Please see the street plan attached overleaf.

### THE PROPERTY

The premises are situated in a busy secondary parade along Market Place, this "double unit" also having a bold corner aspect, being arranged on ground and first floor, and with the following approximate dimensions and net floor areas:-

Main Frontage	29ft 6ins	9.0 m
Internal Width – Max	28ft 2ins	8.6 m
Maximum Shop Depth	27ft 6ins	8.4 m
Ground Floor – Retail	660 sq ft	61.3 sq m
First Floor – Ancillary	745 sq ft	69.2 sq m

### LEASE TERMS

The whole premises are offered on a NEW full repairing and insuring lease for a term of 12 years, with rent reviews.

### PROPOSED RENT

The rent is to be **£28,000 per annum**, exclusive of rates.

### RENT REVIEWS

Upward only at 4 yearly intervals.

### VAT

All prices are quoted net of VAT.



### RATES

We are advised by the Local Rating Authority that the premises are assessed as follows and interested parties are advised to check the VOA website for confirmation:-

Rateable Value	£17,250
Rates Payable (2019/2020)	£8,470

As the premises fall below the government discount threshold the payable figure may currently be eligible for a 1/3<sup>rd</sup> reduction for a 2 year period.

### EPC

The EPC rating for these premises is E(109) and an EPC will be available for inspection upon request.

### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

### VIEWING

Please contact Robert Bebington on 020 7493 5551 or [drb@bebington.com](mailto:drb@bebington.com) to arrange a viewing.

**SUBJECT TO CONTRACT**

13/06/19

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### IMPORTANT

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.