

PRIME FREEHOLD SHOP FOR SALE WITH VACANT POSSESSION INCLUDES RESIDENTIAL GROUND RENTS

STEVENAGE 33 QUEENSWAY, SG1 1DN

**brasier
freeth**
CHARTERED SURVEYORS

The Edward Hyde Building
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EXECUTIVE SUMMARY

- Retail premises for sale with vacant possession.
- Prime location in Stevenage Town Centre.
- Well configured 2,900 sq ft retail unit with return frontage.
- Residential ground rents producing £1,750 per annum.

LOCATION

Situated in a prime corner position on Queensway, with return frontage to Market Place, being adjacent to **Boots Optician** and opposite **Primark**. Other multiple retailers close by include **Boots the Chemist** and **Superdrug**.

DESCRIPTION

The premises consist of a retail unit to the ground floor and 14 one bedroom residential flats arranged over the first and second floors.

ACCOMODATION

The ground floor property has the following approximate dimensions and floor areas:

Gross Frontage	12.41 m	40 ft 7 ins
Return Frontage	24.64 m	80 ft 8 ins
Internal Width	11.77 m	38 ft 7 ins
Ground Floor	269.49 sq m	2,900 sq ft

GROUND RENTS

The residential ground rents comprise 14 flats over first and second floors, producing a total income of £1,750 per annum with future fixed uplifts, details upon request.

PRICE

Offers sought in excess of **£900,000** plus VAT.

VAT

The property has been elected for VAT purposes.

EPC

Details available upon request. Rating – C 58.

RATES

The VOA website shows an entry for the ground floor in the 2017 Rating List of Rateable Value - £73,000.

For rates payable for year to 31 March 2018 please refer to the Local Charging Authority, Stevenage Borough Council – 01438 242242.

LEGAL COSTS

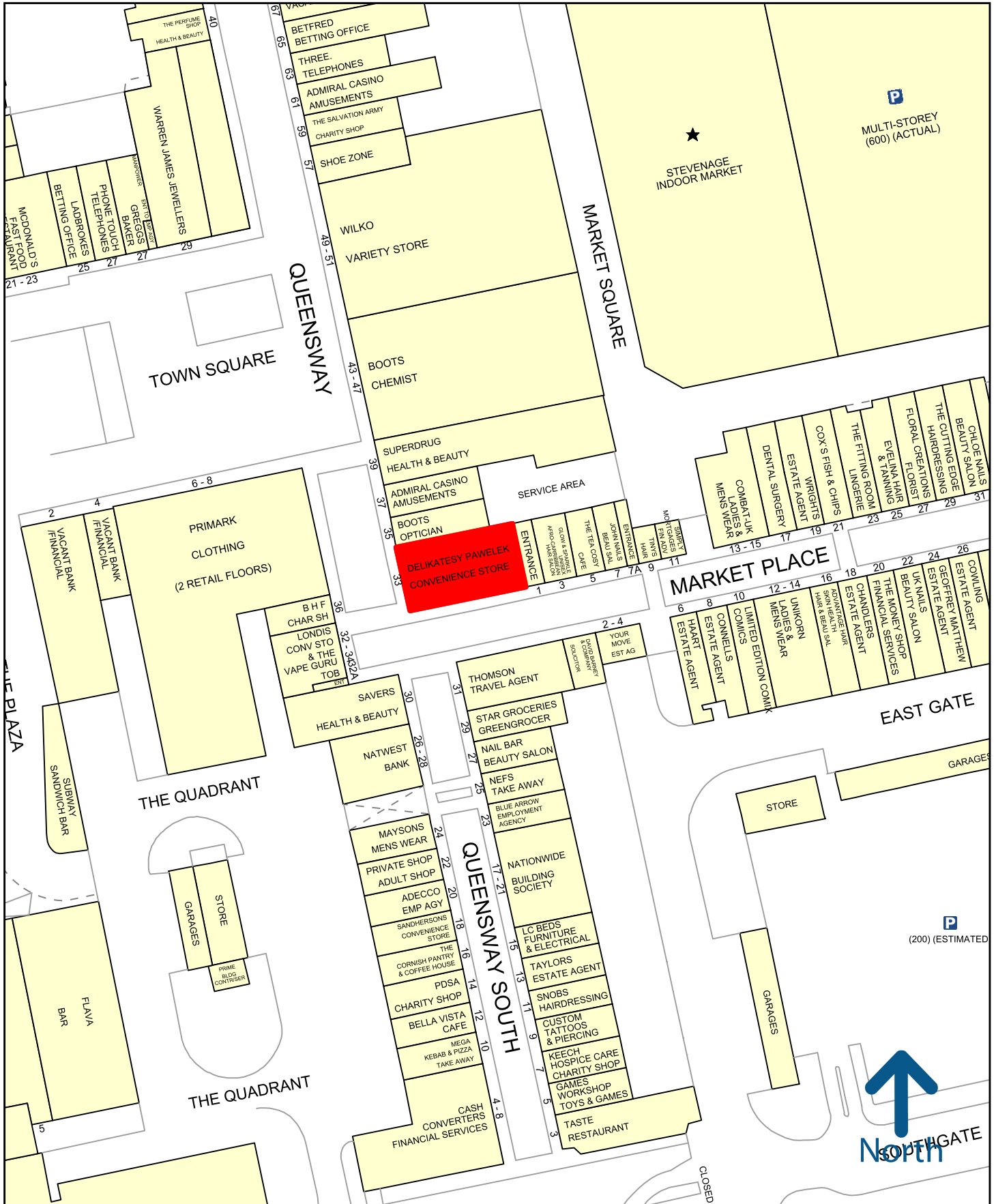
Each party are to be responsible for their own legal costs incurred in this transaction.

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VIEWING | Strictly by appointment through this office with:

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Experian Goad Plan Created: 11/09/2017
Created By: Brasier Freeth

