



JOHNSON FELLOWS

CHARTERED SURVEYORS

Hitchin, Unit A, Dickens Boulevard, Stotfold, SG5 4GW

Retail Premises – Leasehold



LOCATION

The property is located in the small town of Fairfield, Stotford. It is a predominately residential area with a Tesco Express located adjacent to it as well as Fairfield Primary School and Bannatynes Health & Spa. The property is located on a new build housing estate with excellent road connectivity such as the A507 leading to the M1 Junction 13 to Milton Keynes, Luton, Watford and London

DESCRIPTION

The property comprises a ground floor retail unit of brick build construction with a tiled pitched roof adjacent to Tesco Express. The property benefits from shared parking to the front as well as a pathway leading down the side-frontage.

ACCOMMODATION

ITZA Sales	50.51 sq m	543 sq ft.
Total	68.04 sq m	732 sq ft.

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

£13,000 per annum exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £10,500

Interested parties should verify this information with the local rating authority.

PLANNING

The property has an A1 use class planning permission with an A3 planning consent.

EPC

Awaited.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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Or joint agent

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