



# Queensway Stevenage

# SHOP TO LET

86 Queensway  
SG1 1EG



**20 min**

to London King's X &  
Investment in  
Improved connectivity



**5.62%**

High Employment  
above UK average



**88,159**

Growing  
Demographic



**21.88 %**

Young Mosaic Group,  
Aspiring homemakers



Key Employers  
include; Airbus &  
GlaxSmithKline



**£4m**

Public Realm  
Improvements



**2,000**

Town Centre  
Homes by 2021



**4.2%**

Population Growth  
By 2020



**2,461 SQ FT / 228.63 SQ M**

## ACCOMMODATION

GROUND FLOOR	1,267 sq ft	117.70 sq m
FIRST FLOOR	519 sq ft	48.21 sq m
SECOND FLOOR	675 sq ft	62.70 sq m

## RENT

£50,000 per annum

## SERVICE CHARGE

£6,817 per annum

## BUSINESS RATES

Rateable Value £62,000

UBR (2020/21) 51.2p in the £

Interested parties are advised to make their own enquiries to Local Authority on 01438 242876.

## EPC RATING

EPC certificates are available upon request

## LEGAL COSTS

Each party to pay their own

**SUBJECT TO CONTRACT  
NOVEMBER 2020**



### Contact:

**Brown & Lee**

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