

# SCARBOROUGH AVENUE

Stevenage, Hertfordshire,  
SG1 2HW



**NEW RETAIL UNITS  
(NO FOOD USES)**

**394 sq ft – 817 sq ft  
(36.6 sq m – 75.9 sq m)**

**TO LET**

**Brown & Lee**  
Chartered Surveyors

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## Location

Stevenage is an expanding town adjacent to the A1(M) with two separate access points directly on to this major trunk road. Stevenage has a population of 83,957 (2011 census) and is situated approximately 30 miles north of London, has excellent mainline railway lines with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton and Stanstead.

Junction 7 and 8 of the A1(M) are accessible by mainline dual carriageway. This in turn provides access to the M25 in the south and the A14, A6 and east coast ports in the north.

Scarborough Avenue is a neighbourhood parade situated in the Symonds Green area of Stevenage.

## Description

The properties have been completed to a high standard, providing 3 self-contained retail units with security shutters. Each unit provides retail sales area with disabled WC and kitchen facility.

The neighbourhood centre provides a co-op supermarket, chemist, public house, café, fish and chips/Chinese and pizza and kebab shop.

## Accommodation

The approximate net useable areas are as follows:

UNIT	SQ FT	SQ M	RENT
238 – 240 Scarborough Avenue	624 sq ft	58.0 sq m	£16,250 per annum, exclusive
242 Scarborough Avenue	394 sq ft	36.6 sq m	£10,750 per annum, exclusive
244 – 246 Scarborough Avenue	817 sq ft	75.9 sq m	£21,950 per annum, exclusive

Please note that our client is prepared to split 244-246 into two separate retail units.

## Features

- Brand new retail units
- Decorated throughout
- Electric security shutters
- Disabled WC
- Kitchen facility
- Suspended ceilings with LED lighting
- Single phase power
- Free parking provided in neighbourhood centre
- Unit 244-246 has been fitted with wooden flooring

## Tenure

Our client is able to offer a new full repairing and insuring lease for a term to be agreed, subject to a service charge.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable values are to be assessed. The UBR for 2020/21 is 51.2p 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.

## Service Charge

There will be an annual service charge payable. Further details upon request.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## VAT

We have been advised by the landlord that VAT is not applicable on the rent.

## 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.

**Brown & Lee**

Chartered Surveyors

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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.

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