

74 HIGH STREET

STEVENAGE, HERTFORDSHIRE,
SG1 3EA



SELF-CONTAINED OFFICE SUITE

134 sq ft (12.5 sq m)

TO LET

Brown & Lee
Chartered Surveyors

T: 01438 316655
W: www.brownandlee.com



Location

Stevenage Old town is situated approximately 1.5 miles north of the new town centre which is readily accessed via junction 7 and 8 of the A1(M) motorway. Stevenage is approximately 30 miles north of Central London.

The property is located in the prime area of the Old Town adjacent to Waitrose with other occupiers such as Subway, Costa Coffee and a mix of local retailers, restaurants and bars.

Description

The property has glazed entrance door to office area. There is a wc and good height ceilings with storage areas.

Accommodation

The approximate net useable areas are as follows:-

Ground Floor

Office	134 sq ft	12.5 sq m
--------	-----------	-----------

Total

Total net useable area	134 sq ft	12.5 sq m
------------------------	-----------	-----------

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£9,950 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £3,800. 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.

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.

Energy Performance Certificate (EPC)

The Energy Performance Certificate asset rating is C-72. Reference number 0940-0338-5379-8227-6006.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Brown & Lee

Chartered Surveyors

For further information, please contact: Tereza Halewood

M: 07825 555173

E: tereza.halewood@brownandlee.com

T: 01438 794588

W: www.brownandlee.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 10484

In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

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.

All prices and rentals are quoted exclusive of VAT | **Regulated by RICS**

