

2 POPPLE WAY

Stevenage
Hertfordshire
SG1 3TC



TO LET.

RETAIL UNIT WITH CLASS E USE



For further information please contact: **Tereza Halewood**

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Location

Stevenage is a major commercial and retail centre approximately 30 miles north of London and is accessed via junction 7 and 8 of the A1M.

The town centre benefits from excellent transport connections being situated on the East Coast mainline with direct services to London King's Cross in 20 minutes and a short distance of both Luton and Stansted airports.

The property is located on the outskirts of Stevenage Old Town, approximately 0.8 miles distance whereas Stevenage Town Centre is approximately 1.4 miles away.

Description

The property provides retail sales area with WC facility at the rear. The property also benefits from two small rear stores.

Accommodation

The ground floor accommodation provides the following net internal floor area:-

Ground Floor

Retail sales area	753 sq ft	69.97 sq m
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Total

Total net useable area	753 sq ft	69.97 sq m
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Features

- Conveniently located to Stevenage Old Town and Stevenage Town Centre
- Road frontage
- Wooden flooring throughout
- Lighting
- Single phase power supply
- Security shutters to front of the property
- 2 small rear stores
- WC facility

Terms

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

Rental

£15,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £9,200. The UBR for 2024/25 is 54.6p 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 a service charge provision in the lease. Further details upon request.

Energy Performance Certificate (EPC)

The Asset Rating is D-91 expiring on 19th July 2026. A copy of the EPC is available upon request.

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.

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.

SUBJECT TO CONTRACT

