

12 THE HYDE

Stevenage
Hertfordshire
SG2 9SE



TO LET.

SELF-CONTAINED NEIGHBOURHOOD CENTRE RETAIL UNIT



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Location

Stevenage is a major commercial and retail centre approximately 30 miles north of London and is readily accessed via Junction 7 and 8 of the A1(M) motorway.

The Hyde is approximately 2.6 miles from the town centre. 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 town also offers a new bus station which provides bus routes to all neighbourhood centres.

The Hyde is in the Shephall area of Stevenage.

Stevenage has a population of 90,232.

Description

The ground floor accommodation provides retail sales area to the front with kitchen, WC and storeroom at the rear. The property benefits with access at the rear for loading and unloading. The property was formerly a dessert restaurant.

Free public customer parking is provided close-by.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Retail sales area	567 sq ft	52.70 sq m
Kitchen/storeroom	226 sq ft	20.96 sq m
Storeroom	169 sq ft	15.78 sq m

Total

Total net useable area	962 sq ft	89.44 sq m
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Features

- Tiled flooring throughout
- Suspended ceiling in main retail area
- Single phase power supply
- Security shutters to front of shop
- Storeroom at the rear of shop
- Air conditioning – not tested
- Kitchen/preparation area
- WC facility

Tenure

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

Rental

£15,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,250. The UBR for 2023/24 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.

Energy Performance Certificate (EPC)

The Asset Rating is D-83 expiring on 16th November 2030. Reference number: 3280-1195-5019-0104-9748. 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.

