

## UNIT 6 THE BRAGBURY CENTRE

Kenilworth Close  
Bragbury End  
Stevenage  
Hertfordshire  
SG2 8ED

**LAST REMAINING UNIT**



# TO LET.

**LARGE BRAND-NEW RETAIL UNIT  
NEWLY DEVELOPED NEIGHBOURHOOD CENTRE IN BRAGBURY END  
CLASS E USE – SUITABLE FOR COFFEE SHOP OPERATOR**

2,000 SQ FT (185.80 SQ M)



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## Location

The development is situated in the southwest area of Stevenage within a well-established residential area of Bragbury End close to the villages of Aston, Knebworth and Watton-At-Stone.

Stevenage is one of the major commercial centres within Hertfordshire and stands between junction 7 & 8 of the A1(M), approximately 30 miles north of London. The town centre benefits from a train station which provides direct services to London Kings Cross in approximately 23 minutes. There is also a new bus station, which provides bus routes to all neighbourhood centres within the town and other neighbouring towns and villages.

Bragbury End is a neighbourhood centre approximately 3.5 miles from the town centre. Local amenities include Stevenage Golf & Conference Centre, Three Horseshoes and The Chequers public houses.

## Description

The property comprises of a self-contained ground floor retail lock-up unit providing kitchen, WC facilities and a changing room. The property will be presented in shell and core specification. This is the last remaining unit within the centre. Neighbouring occupiers include:-

Unit 1 – Onetop  
Unit 2 – Peckers  
Unit 3 – Powered by Naughty Paws  
Unit 4a – Tiny's Barber Shop  
Unit 4b – Nail Lounge & Spa  
Unit 5- Under offer

There is no ventilation or extraction provided with the property, so cooking is restricted. The property therefore is not suitable for traditional café, hot food takeaway or restaurant uses.

## Accommodation

The approximate net useable area is as follows:

|                        |             |             |
|------------------------|-------------|-------------|
| Total net useable area | 2,000 sq ft | 185.80 sq m |
|------------------------|-------------|-------------|

## Features

- Brand new retail unit
- Within new modern neighbourhood scheme of proposed 229 dwellings
- Presented in shell and core specification
- Air conditioning
- Three phase electricity
- WC facilities

## Tenure

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

## Rental

£35,000 per annum, exclusive.

## Rates

To be assessed.

## Service Charge

There will be a service charge provision within the lease.

## Energy Performance Certificate (EPC)

The Asset Rating is A-21, expiring on 16th July 2034, reference number: 7695-8537-9908-3046-1346. A copy of the EPC is available upon request.

## Important

Any 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.





**Brown & Lee Commercial Property Consultants LLP**

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| Ref no: 15416E

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.





## Block A2



## Block A1



The above plans are not to scale. Floor plans available on request.