



Restaurant Opportunity

Unit 21 Town Square, Stevenage, Hertfordshire, SG1 1BP

Tenure - To Let - FOT

Price - Nil Premium

Location

The site occupies a prominent corner plot position in the Town Square which is situated within close proximity to Stevenage Interchange, bus terminal on Great North Road and numerous multistorey car parks. There are high levels of passing footfall and a good daytime population due to the independent retailers and national chains within the town centre. In addition, there is also The Westgate Shopping Centre and Stevenage Indoor Market which generates footfall during the day. Holiday Inn have two hotels on the outskirts of the town centre.

Description

Unit 21 is a highly visible, three storey corner plot building with glazed elevations facing the town square. These elevations provide clear views into and through the structure and deliver natural surveillance, as well as entrances into the unit from two sides. We are advised that the unit measures approx. 3,600sqft.

The two floors above are occupied by Co Space which a design-led environment focused on enhancing productivity and promoting a positive community of like-minded businesses and entrepreneurs. With stunning meeting rooms, roof terraces and stylish breakout areas.

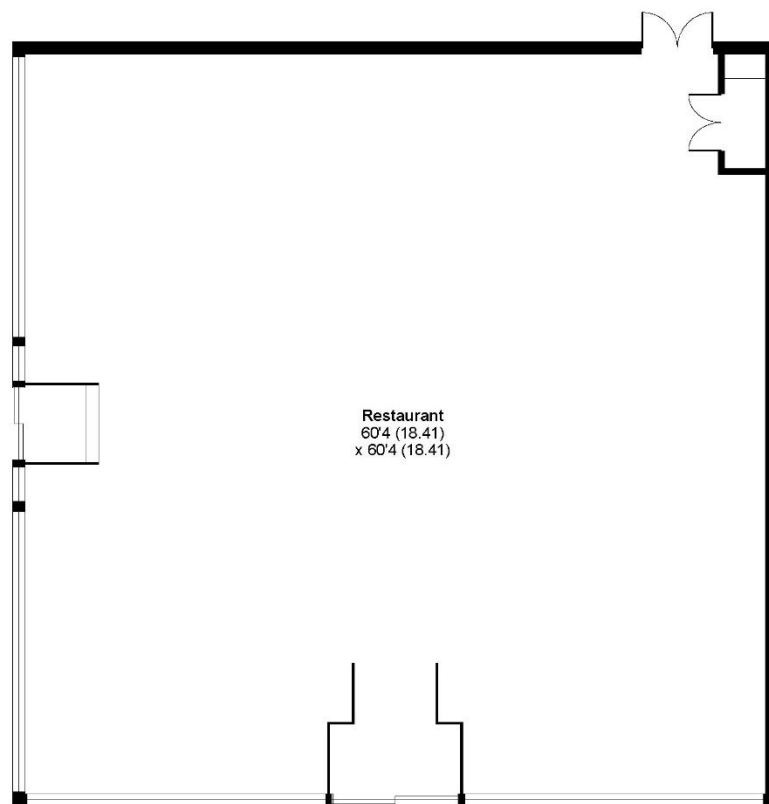




Summary

- New free of tie lease
- Town square location
- Ideal location for experienced F&B operator
- Trade area c. 3,600 sqft
- Serviced offices on two floors above
- Financial incentives available

Floorplan



GROUND FLOOR 3640 SQFT

Additional Information

Stevenage Borough Council is committed to transforming the Town Centre as a key place of opportunity and integration for business, residents and visitors.

Its proposals are encapsulated in SG1, a bold initiative encapsulating some 14 acres of Town Centre Land.

The initial phases comprising two new residential developments are well underway; The Guinness Development, with Phase 1 completed, comprising some 143 one and two bed residential apartments, to be followed by a further 500+ to be built out in future phases, and Phase 1a comprising approx. 260 one and two bed homes, with development starting on site currently.

Both developments are within 100m of the subject property.

Located in the same block as No21 is the Enterprise Hub, an extension of an existing facility which has been refurbished and pre-let to Co-Space. It provides co-working space on 1st & 2nd Floors and will bring a further 150 jobs into the Town Centre. These schemes are just the start of the transformation the Council is undertaking around Town Square.

A short distance away at the Forum shopping centre, further developments are underway and planned, with the Council in partnership with a renowned investor in real estate. The schemes are attracting leading occupiers in the pioneering and collaborative world of technology and life sciences.

Those companies are able to capitalise on Stevenage's strategic location between Cambridge and London and the world class academic institutions located in those cities, and on the Town's heritage in these industries as epitomised by GSK being a long standing occupier..



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Fleurets Limited. REF: 1228249



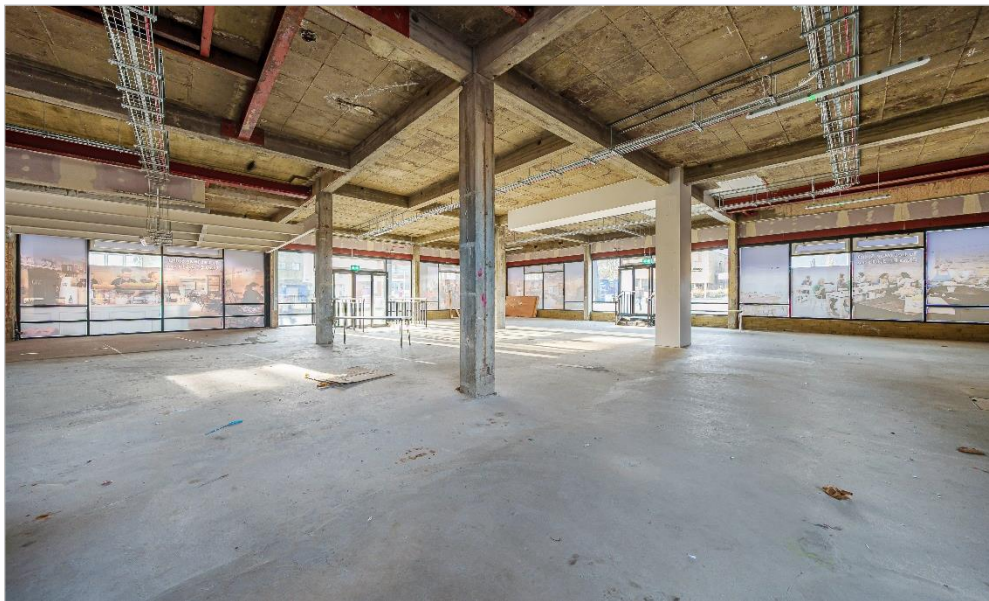
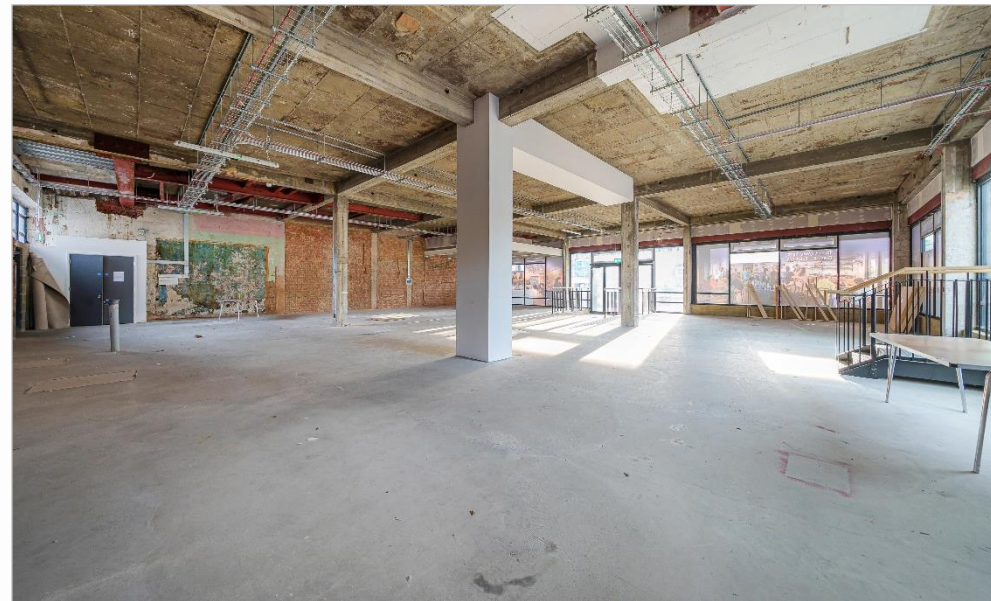
Viewing

Strictly by appointment only through Fleurets East Office on 01223 402 600.

Trade

Once operational, the business should benefit from office workers taking a break at lunchtime or during work hours along with those using the shopping facilities within the town. In our opinion, there is scope for nighttime trade to further enhance income and profitability.

The population of Stevenage has grown by approx. 6.6% since 2011 and now stands at approx. 89,500 inhabitants according to the 2021 Census and has a diverse mix of cultures and ethnicities.



Accommodation

Ground Floor

Fully open plan shell and core, requiring total floor to ceiling commercial fit out.

External

A pavement licence can be applied for in order to provide outdoor seating. A rear service yard provides access for deliveries.

Tenure

A new free of tie lease is available at a guide rent of £60,000 per annum. The lease will be protected by Part II of the Landlord and Tenant Act 1954. There will be a deposit required which will be the equivalent of six months' rent, and the rent will be paid quarterly in advance. The rent will be subject to five yearly rent reviews in line with the open market conditions. The lease is assignable at the end of the first two years and will be let on internal only insuring terms.

Planning

We have made enquiries with Stevenage Borough Council and can confirm that the property is not Listed and is not listed as an Asset of Community Value (ACV) but it is situated within Market Square Conservation Area. For further information please contact the local authority.

Business Rates & Council Tax

The property is in an area administered by Stevenage Borough Council. The 2023 Rateable Value has been assessed at £105,000.

Licensing

A premises licence does not prevail, any interested parties will need to make the relevant application. For further information please contact the local authority.

EPC

The property has an EPC rating of B..

Services

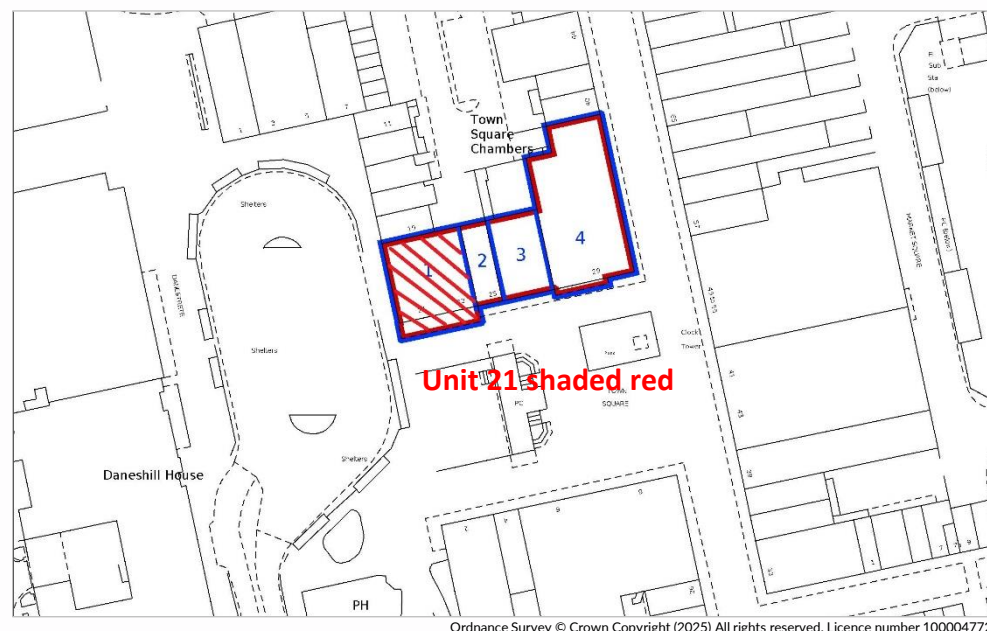
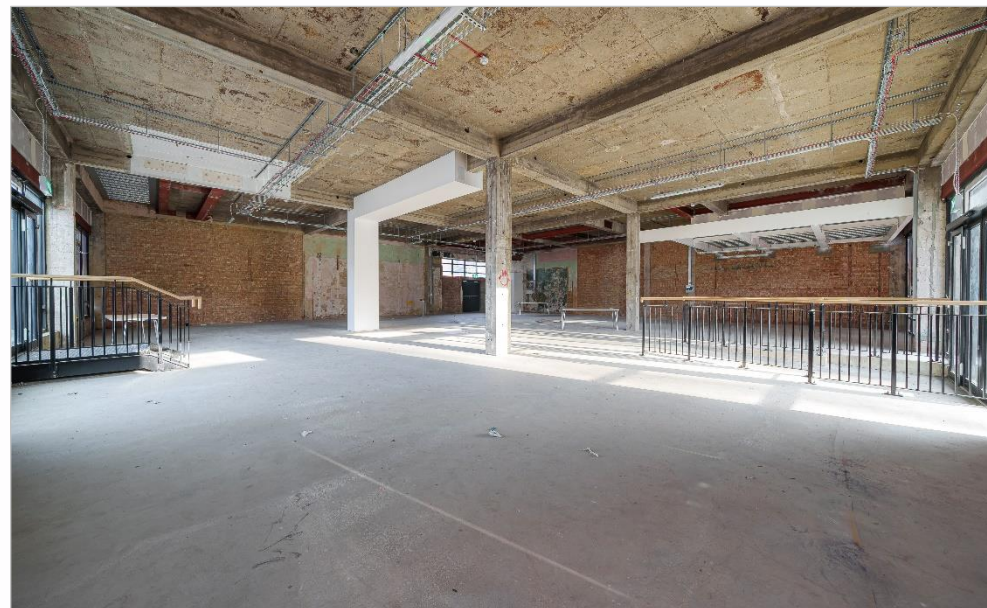
We are informed that the premises benefit from all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

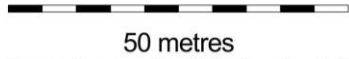
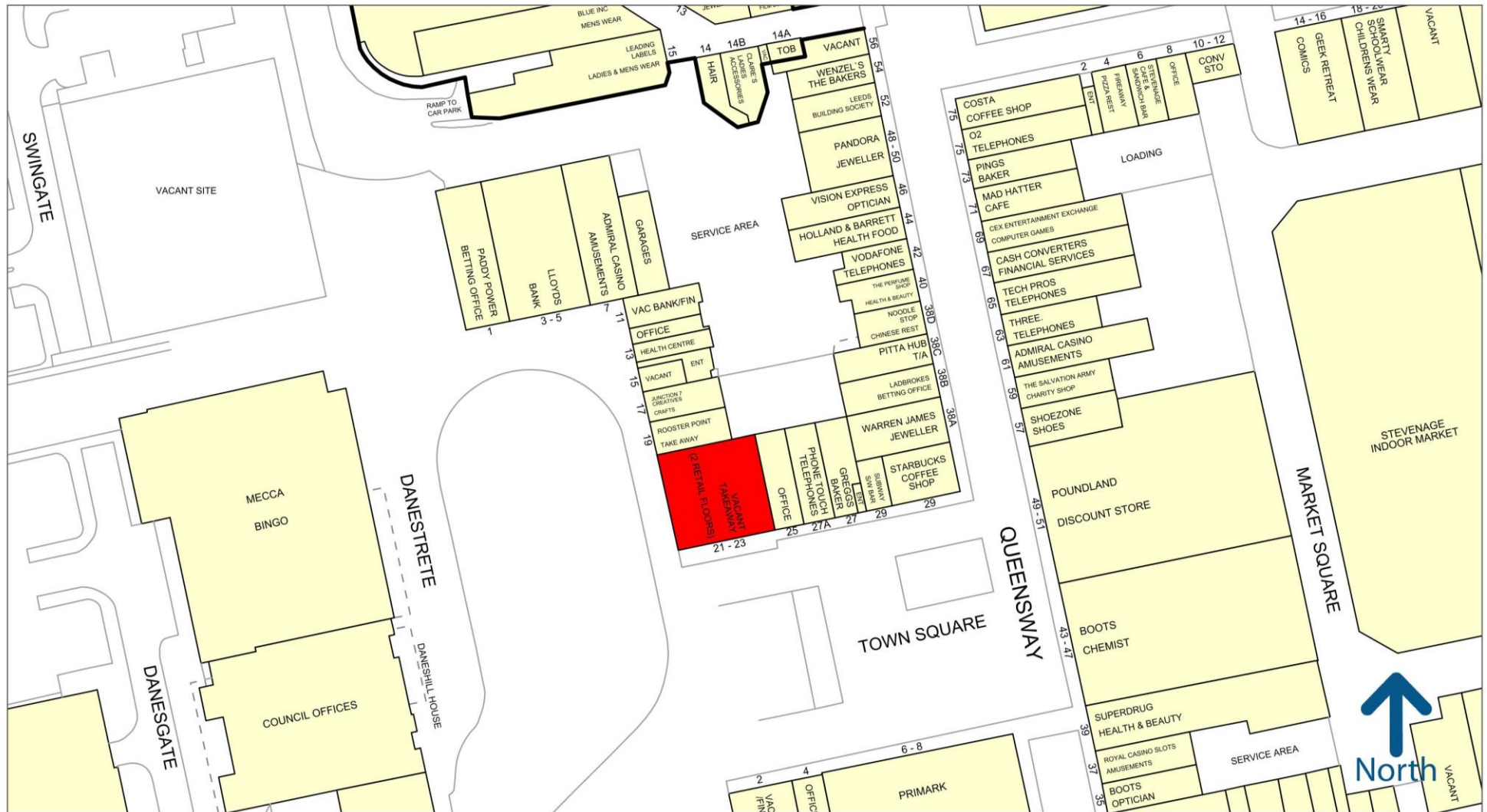
Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



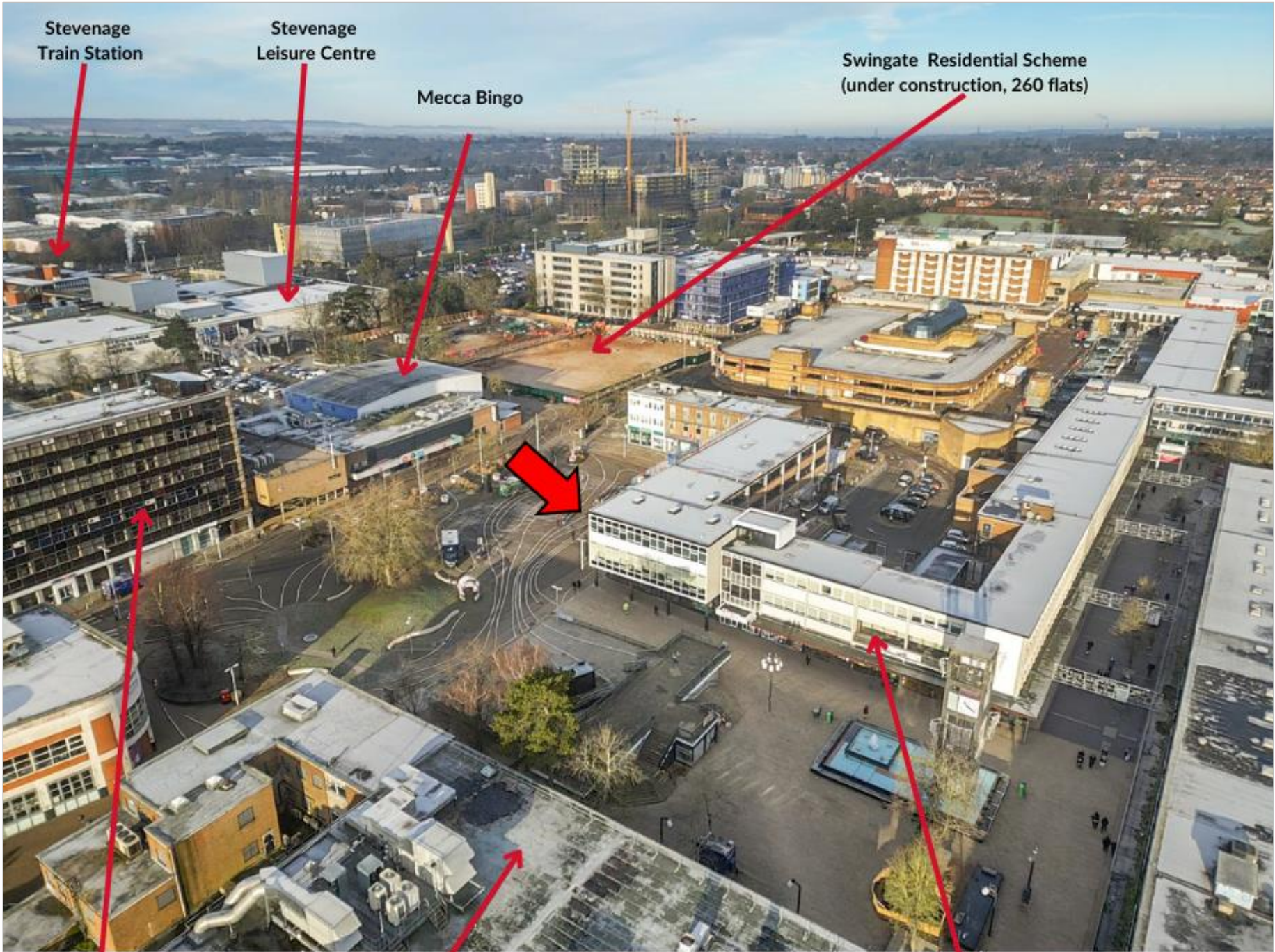


Stevenage



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Stevenage Train Station

Stevenage Leisure Centre

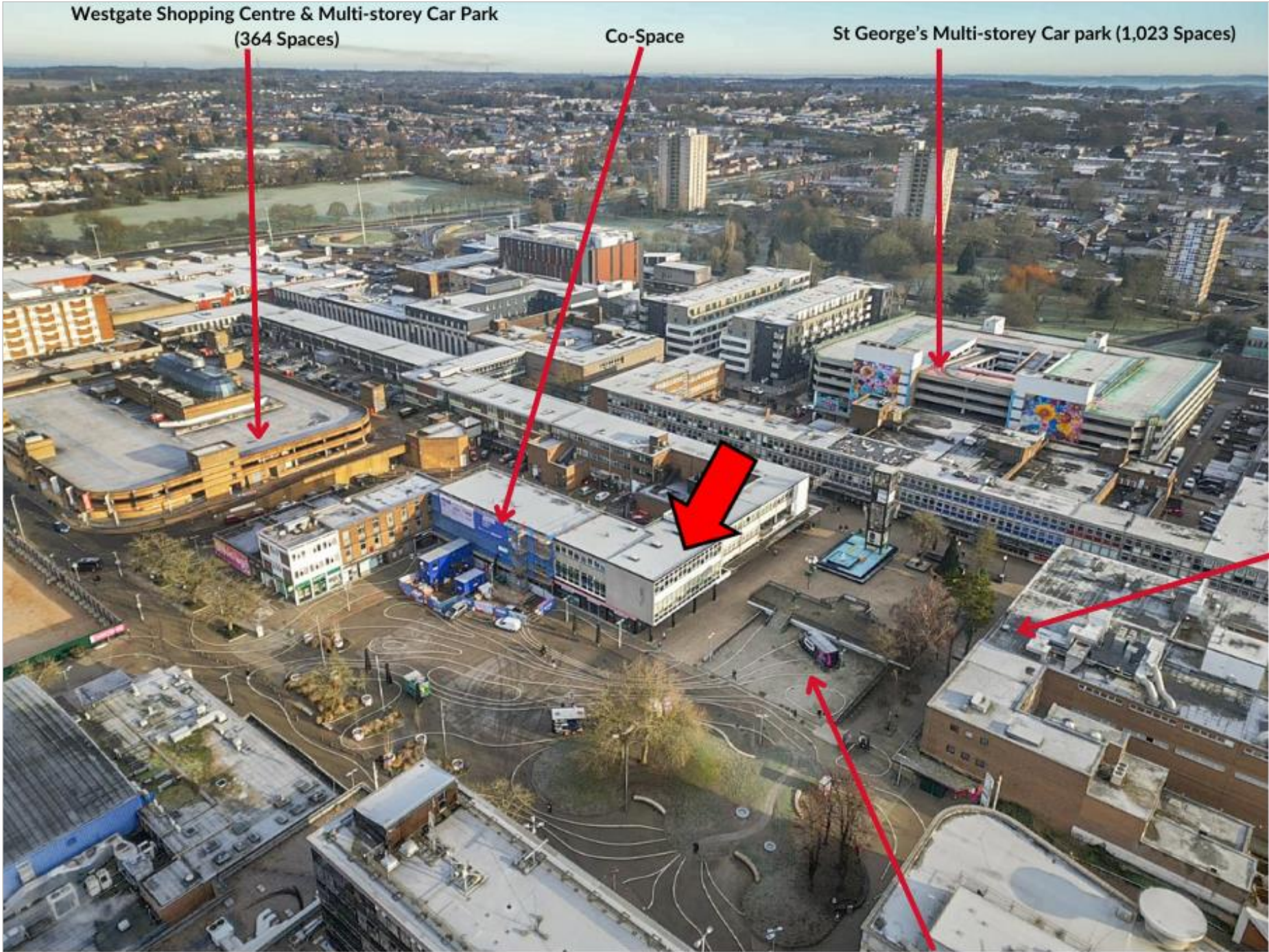
Mecca Bingo

Swinggate Residential Scheme (under construction, 260 flats)

Council Offices

Primark

Co-Space



Westgate Shopping Centre & Multi-storey Car Park
(364 Spaces)

Co-Space

St George's Multi-storey Car park (1,023 Spaces)

Primark

Town Square Events Space

For further information please log onto fleurets.com or give Mark a call.



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