

10 MARKET PLACE

Stevenage  
Hertfordshire  
SG1 1DB



**TO LET.**

**SELF-CONTAINED TOWN CENTRE RETAIL UNIT  
WITH 2-3 CAR PARKING SPACES  
856 SQ FT (79.60 SQ M)**



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

T: 01438 794588

E: [tereza.halewood@brownandlee.com](mailto:tereza.halewood@brownandlee.com)

M: 07825 555173

W: [www.brownandlee.com](http://www.brownandlee.com)

## Location

Stevenage is one of the major commercial and retailing centres within Hertfordshire. It offers excellent transport links via Junctions 7 and 8 on the A1(M), approximately 30 miles north of London.

The train station provides direct services to London King's Cross with fastest journey time of approximately 22 minutes, and the new bus interchange provides regular services within the town and surrounding towns and villages.

The subject property is located within the pleasant area of Market Place, close to Queensway.

## Description

The property provides retail sales area with WC facility. The property benefits from a rear yard accommodating 2-3 car parking spaces.

## Accommodation

The approximate net useable area is 856 sq ft (79.60 sq m).

## Features

- Town centre location
- Within walking distance of train and bus station
- Within a pleasant environment within Market Place
- Suspended ceiling
- Available immediately
- Rear yard providing 2-3 car parking spaces
- WC facility

## Rent

£17,500 per annum, exclusive.

## Terms

The property is available on a new full repairing and insuring lease.

## Service Charge

There will be a service charge provision within the lease. Further details upon request.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £11,000. The UBR for 2025/26 is 55.5p 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 C-65 expiring on 13<sup>th</sup> July 2034.

A copy of the respective EPCs 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.

