

21 HIGH STREET

Stevenage  
Hertfordshire  
SG1 3BG



**TO LET. AVAILABLE DECEMBER 2025**

**LARGE SELF-CONTAINED GROUND FLOOR RETAIL UNIT  
WITHIN STEVENAGE OLD TOWN**

1,636 SQ FT (152.07 SQ M)



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### Location

Stevenage Old Town is situated approximately 1.5 miles north of the New Town centre, which is accessed by Junction 7 and 8 of the A1 (M) motorway. Stevenage is approximately 30 miles north of Central London.

The property is located within the historic Old Town of Stevenage and is located on the busy High Street.

Stevenage has a population of approximately 94,000 (2021 Census).

The High Street comprises of restaurants, bars, national retailers including Tesco Express, Costa., Morrisons, Simmons and Subway and more, numerous Public Houses and several independent retailers.

The subject property is situated close to the junction of Walkern Road.

### Description

The property comprises of a self-contained large ground floor retail unit with kitchen and WC facility.

### Accommodation

The approximate net useable area is 1,636 sq ft (152.07 sq m).

### Features

- Large self-contained retail unit
- Popular area of Stevenage Old Town
- Three phase power supply
- Gas supply
- Free customer parking close-by
- Double fronted unit
- Kitchen facility
- WC facility

### Tenure

A new lease will be granted on terms to be agreed.

### Rental

£36,500 per annum, exclusive.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £30,750. 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 B-50 expiring on 10<sup>th</sup> March 2034. Certificate Number: 6913-7134-4002-0207-8102. 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.

