

PROMINENT CLASS E FREEHOLD FOR SALE

STEVENAGE

26 QUEENSWAY



Description

Stevenage, located in Hertfordshire just 28 miles north of London, is England's first designated New Town, established in 1946 to ease post-war housing pressure.

The subject property is located on a secondary pitch where the tenant mix is generally independent. Notable retailers nearby include **Starbucks, Greggs, Poundland, Nationwide, TUI, Boots** and **Ladbrokes**.

Accommodation

The premises are arranged as a ground floor banking hall with basement, first and second floors providing the following approximate areas:

Ground Floor Sales	1,749 sq. ft.	(162.49 sq. m)
Ground Floor Ancillary	89 sq. ft.	(8.27 sq. m)
Basement Ancillary	298 sq. ft.	(27.69 sq. m)
First Floor Ancillary	422 sq. ft.	(39.21 sq. m)
Second Floor Ancillary	780 sq. ft.	(72.46 sq. m)
Total	3,338 sq. ft.	(310 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£355,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£50,000
UBR (25/26)	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of D 96. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King 07545 386694
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



