

## Stevenage - 20 The Forum - Shop Unit To Let

- **Opposite New Look & HMV**
- **Short Term / Pop-Up Lease Available**
- **High footfall area**

### Location

Located in the heart of the town centre, near the key shopping streets, opposite New Look and HMV, and near to Poundland, Sports Direct, Next, WH Smiths and others. Parking is available nearby, directly opposite Next.

### Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	19 ft 1 inches	5.8 m
Ground Floor NIA	581 sq ft	54 sq m

### Lease

The property is available on a new short licence / lease until 1<sup>st</sup> Feb 2022 at a rental of £12,000 per year, exclusive of business rates.

### Planning

The property has planning for Class E uses, including retail, financial services, and office uses.

### New Long-term lease

A new longer term lease may be available, further details available on request.



### Business Rates

The current Rateable Value for the property is believed to be £31,500.

However, there will reduced rates until April 2022.

Interested parties should verify any figures with the Local Authority.

### EPC

An EPC is available on request.

### Street View Link:

<https://goo.gl/maps/sitiaEiw4YbRtxjy8>

### Link to Map / Location

<https://goo.gl/maps/2VBe54np2jPZXVYk8>

*Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.*

Viewing and Further Information  
Strictly by prior arrangement only with

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