FOR SALE

1,478 Sq Ft (137.31 Sq M)

- Retail & Residential Investment
- Prominent Old Town location
- Two fully let ground floor retail units with vacant flat to the first floor
- ERV when fully let: £61,500 per annum
  . Price: £750,000
  . Gross Yield: 8.2% (based on ERV)



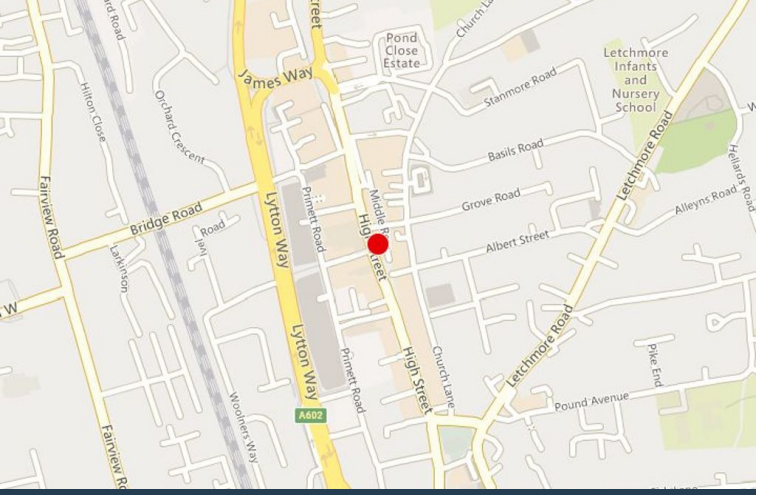
53–55 High Street

Stevenage, SG1 3AQ

Contact: Hannah Niven or Steve Cable

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Location

- Stevenage Old Town is located approximately 1.5 miles north of the Town Centre which is accessed via junction 7 & 8 of the A1(M) motorway. Stevenage is located approximately 30 miles north of London.
- The subject property is located in the middle of the High Street in a prominent position. The High street offers short term parking and long stay car parks are within easy walking distance.
- Nearby occupiers include Tesco Express, Papa Johns, Austins, Costa Coffee as well as national pub chains independent restaurants and independent retailers.

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Google Maps
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Description

- The property is grade 2 listed which fronts onto the High Street in the popular Old Town of Stevenage.
- The rear of the property abuts Middle Row which is a pedestrian thoroughfare and provides access to the first floor flat via a gated rear yard.
  .
- 53 High Street, Stevenage - Let on a 10 year lease until 2032 at a passing rent of £25,000 per annum with a rent review due in 2027.

  55 High Street, Stevenage - Let on a 6 year lease until 2028 at a passing rent of £24,500 per annum.

  First Floor 1 bed flat is currently vacant. ERV: £12,000 per annum
- Total Estimated ERV: £61,500 per annum

Accommodation (Gross Internal Area*)

53 High Street	**58.9 SQ M**	**634 SQ FT**
55 High Street	**41.9 SQ M**	**451 SQ FT**
First Floor Flat	**36.51 SQ M**	**393 SQ FT**
Total	**137.31 SQ M**	**1,478 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: A copy of the EPCs are available on request

Business Rates: Available upon request

Contact:

HANNAH NIVEN
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Terms

Freehold price £750,000. VAT is payable

Gross Yield - 8.2% based on estimated ERV

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