

# Stevenage Old Town Centre Restaurant Opportunity To Let



**The Yorkshire Grey 15 High Street Stevenage Old Town Hertfordshire SG1 3BG**

☎ 01923 230414

One Wellstones   Watford   Hertfordshire   WD17 2AE

✉ [admin@warrantgroup.net](mailto:admin@warrantgroup.net)

[www.warrantgroup.net](http://www.warrantgroup.net)





## Location

Stevenage New Town is located within the County of Hertfordshire approximately 33 miles north of central London, 8.2 miles north east of Welwyn Garden City and 4.9 miles south of Hitchin. The Town has excellent communications being 3 miles east of junction 7 of the A1(M), 10 miles east of Luton Airport and 2 miles from the mainline British Rail station which provides a service to London Kings Cross in approximately 30 minutes.

The Old Town of Stevenage has a resident population of 7,922 persons and is situated approximately 2 miles north of the New Town and has a mix of retail, professional and other service industries in addition to public houses and restaurants. Nearby occupiers include J D WETHERSPOON, NATWEST, COSTA COFFEE, CINNABAR, and TESCO EXPRESS.

## Situation

The property is situated in a prominent setting at the north end of the High Street opposite The Green. The property is set back from the road with public parking immediately in front. The facilities of the High Street are all available within walking distance, including the popular Cromwell Hotel.

## Description

The property comprises a two-storey brick and part timbered building with single-storey extensions to the rear, including a conservatory. The building was a former public house on ground floor level with staff accommodation on the first floor but has more recently been occupied as a restaurant with ancillary accommodation at first floor.

## Planning

The property lies within the Town's Conservation Area and is Grade II Listed. The property benefits from a Class A3 Use.

## Restrictive Covenant

There is a restriction within the Freehold Title against the use of the property as a Public House.

## Accommodation

The approximate areas of the property are as follows: -

Ground Floor	2,670	ft <sup>2</sup>	248.00	m <sup>2</sup>
First Floor	1,280	ft <sup>2</sup>	119.00	m <sup>2</sup>
Basement	Not Measured		Not Measured	
<b>TOTAL</b>	<b>3,950</b>	<b>ft<sup>2</sup></b>	<b>367.00</b>	<b>m<sup>2</sup></b>

## Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request.

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

63

This is how energy efficient the building is.

## Rating Assessment

The Rateable Value for the existing property is £71,500

The Uniform Business Rate for the year 2020/21 is 51.2p in the £.

## Local Authority

Stevenage Borough Council  
Customer Service Centre  
Ground Floor  
Daneshill House  
Danestrete  
Stevenage  
Herts. SG1 1HN

Telephone: (01438) 242242  
E-Mail: [enquiries@stevenage.gov.uk](mailto:enquiries@stevenage.gov.uk)



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SEATING CAPACITY
RESTAURANT - GROUND FLOOR - 110
PARTY AREA - FIRST FLOOR - 10
BAR AREA - 5
GARDEN - 44

GROUND FLOOR PLAN

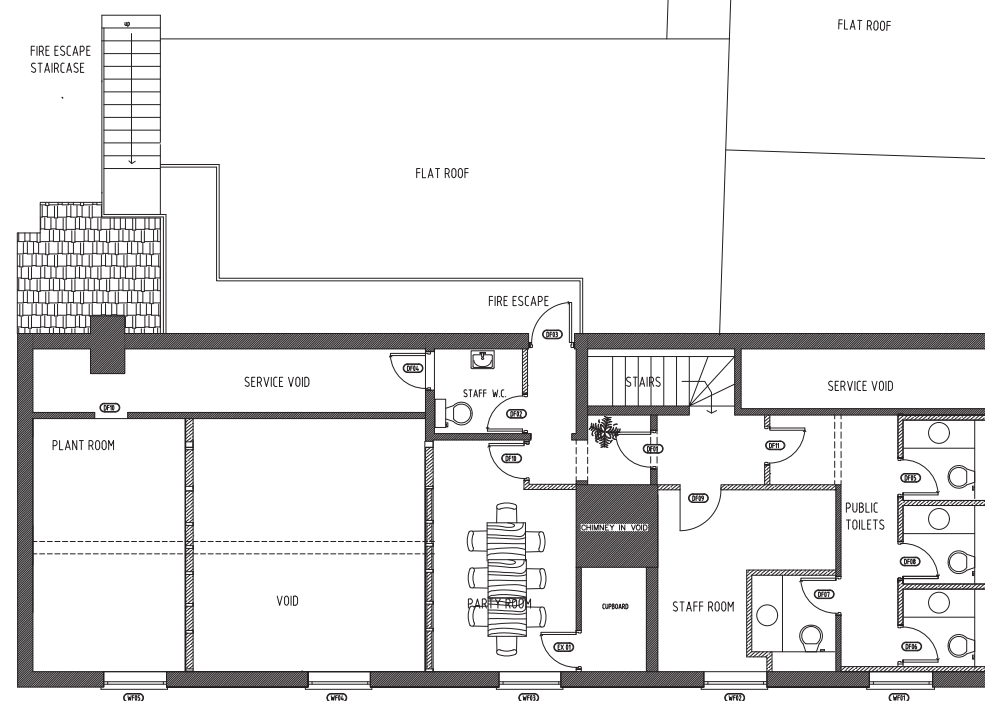
ENTRANCE

NOT TO SCALE





BASEMENT PLAN



FIRST FLOOR PLAN

NOT TO SCALE



## TERMS

### Lease

The entire building is available to let on a new full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

### Rent

£75,000 per annum exclusive of VAT.

### Premium

A Premium of £20,000 plus VAT is sought for all the fixtures, fittings and kitchen equipment (excluding the Mechanical and Extraction Installation).

### Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

### Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. £45,000). The deposit is to be capable of increase in line with any increase in the rent.

### Availability

The property is available for immediate occupation on completion of the legal documentation.

### Freehold Interest

The freehold interest is available at a price of £1.5 million subject to contract

### Value Added Tax

The property is registered for Value Added Tax.

### Legal Costs

Each party is to bear their own legal costs.

### Viewing

Strictly by appointment with the Owners Agents: -  
Warrant Properties Limited One Wellstones Watford WD17 2AE  
Telephone: 01923 230414 / Email: admin@warrantgroup.net

### Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.



Further Information please contact:

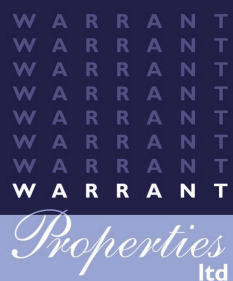
June 2021

**JAMES FASAL**

jamesfasal@warrantgroup.net

Warrant Properties Limited  
One Wellstones  
Watford  
Hertfordshire  
WD17 2AE

Tel: 01923 230414



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