

lot 86

2 Town Square Stevenage, Hertfordshire SG1 1BP

Full Vacant Possession on Completion

Freehold Retail Opportunity with Conversion/Development Potential

- Approximately 764.65 sq m (8,231 sq ft)
- Excellent pedestrianised town centre location
- Nearby occupiers include Primark, Marks & Spencer, Boots the Chemist, Wilko, Greggs and McDonald's

- Of interest to investors, developers and owner occupiers
- Potential change of use opportunity (subject to consents)



Location

Miles: 11 miles north of Hatfield
15 miles east of Luton
24 miles north-west of Watford
Roads: A1(M), A602
Rail: Stevenage Railway Station
Air: Luton Airport

Situation

The property occupies a prominent town centre location on Town Square, opposite The Plaza Leisure Complex and close to Queensway. The property benefits from close proximity to Stevenage Railway Station. Nearby occupiers include Boots the Chemist, Primark, Wilko, Greggs and McDonald's. The town's indoor market, bus station and a large multi-storey car park are also close by.

Description

The property comprises ground floor retail accommodation (former banking hall) with ancillary accommodation in the basement and office accommodation over the first and second floors. The property benefits from secure car parking to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Retail (Former Bank)	376.43 sq m	(4,052 sq ft)	VACANT POSSESSION
Basement	Ancillary	149.38 sq m	(1,608 sq ft)	
First	Office	167.40 sq m	(1,802 sq ft)	
Second	Office	71.44 sq m	(769 sq ft)	
Totals		764.65 sq m	(8,231 sq ft)	

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