

PRIME FREEHOLD RETAIL INVESTMENT OPPORTUNITY

QUEENSWAY & PARK PLACE
STEVENAGE, HERTFORDSHIRE SG1



Location: The property comprises an excellent corner trading location at the junction of the pedestrianised Queensway, the town's principal retailing thoroughfare and Park Place. The property is located equidistant between Marks & Spencer and Primark and diagonally opposite an entrance to The Westgate Shopping Centre.

Description: Six shops arranged on the ground floor with self-contained residential accommodation arranged on the first and second floors.

Tenancy Schedule:

No	Actual Rent Per week	Actual Rent Per Month	Actual Rent Per Annum	Tenant	Expiry Date	Sq Ft Occupied
75a	£1538.46	£6,666.67	£80,000.00	Costa	23/09/2016	1533
75b	£1,211.54	£5,250.00	£63,000.00	O2	21/04/2018	1194 *1
2		0		Aldwyck H/A	25/11/2098	*2
4	£413.46	1,791.67	£21,500.00	Petsessories	1/11/2016	677
6	£384.62	£1,666.67	£20,000.00	Stevenage Café and Sandwich Bar	08/09/2025	679
8	£317.31	£1,375.00	£16,500.00	Phones 2 Go	16/10/2018	694
10-12	£288.46	£1250.00	£15,000.00	The Flower Box	11/11/2010	553
Total			£216,000.00	100%		5330

*1 Break in April 2013

*2 Peppercorn – Aldwyck housing assc until 2098, first second floor resi

Tenure: Freehold

Price: £3,000,000 Subject To Contract

Further information available from:

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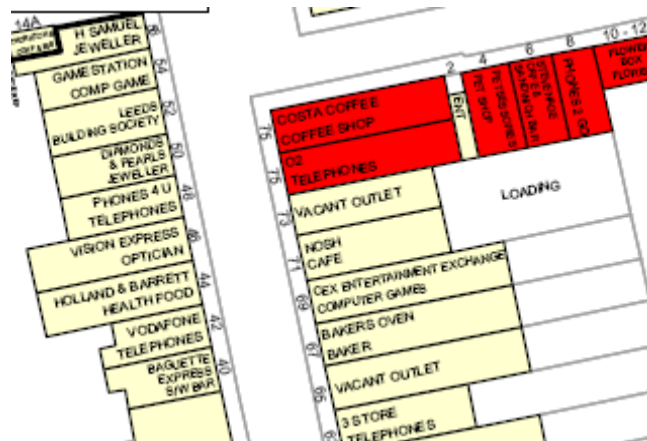
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PROPERTY MISREPRESENTATION ACT 1991 - NOTICE

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