

# Shop To Let

## Stevenage Forum Court

### Location

The property is situated in a prominent position on The Forum Court near to the Westgate Shopping Centre.

The town centre benefits from excellent transport connections being situated on the East Coast mainline with direct services to London King's Cross in 20 minutes and a short distance of both Luton and Stansted airports.

The premises is well situated amongst a vibrant mix of national retailers in the nearby vicinity including SportsDirect, Clarks, Barclays and Game. The unit also benefits from a a £120 million proposal to redevelop land at The Forum into a vibrant employment and skills quarter. Specifically, active commercial uses at ground floor level, featuring new restaurant and retail units. The proposal also includes a new 315-space multi-storey car park – along with public realm improvements featuring a new landscaped square and pedestrian link.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground floor only, comprising the following approximate net internal floor area:

Ground Floor:	3,646 sq ft	339 sq m
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### Rent

Quoting £50,000 per annum exclusive.



### Rates

We have verbally advised that the property is assessed as follows:

Rateable Value:	£63,000
UBR (2023/24):	0.512
Rates Payable:	£32,256

Interested parties are advised to make their own enquiries with the Local Authorities.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC Rating

The property is currently rated within band 'B'. A copy of the EPC is available upon request.

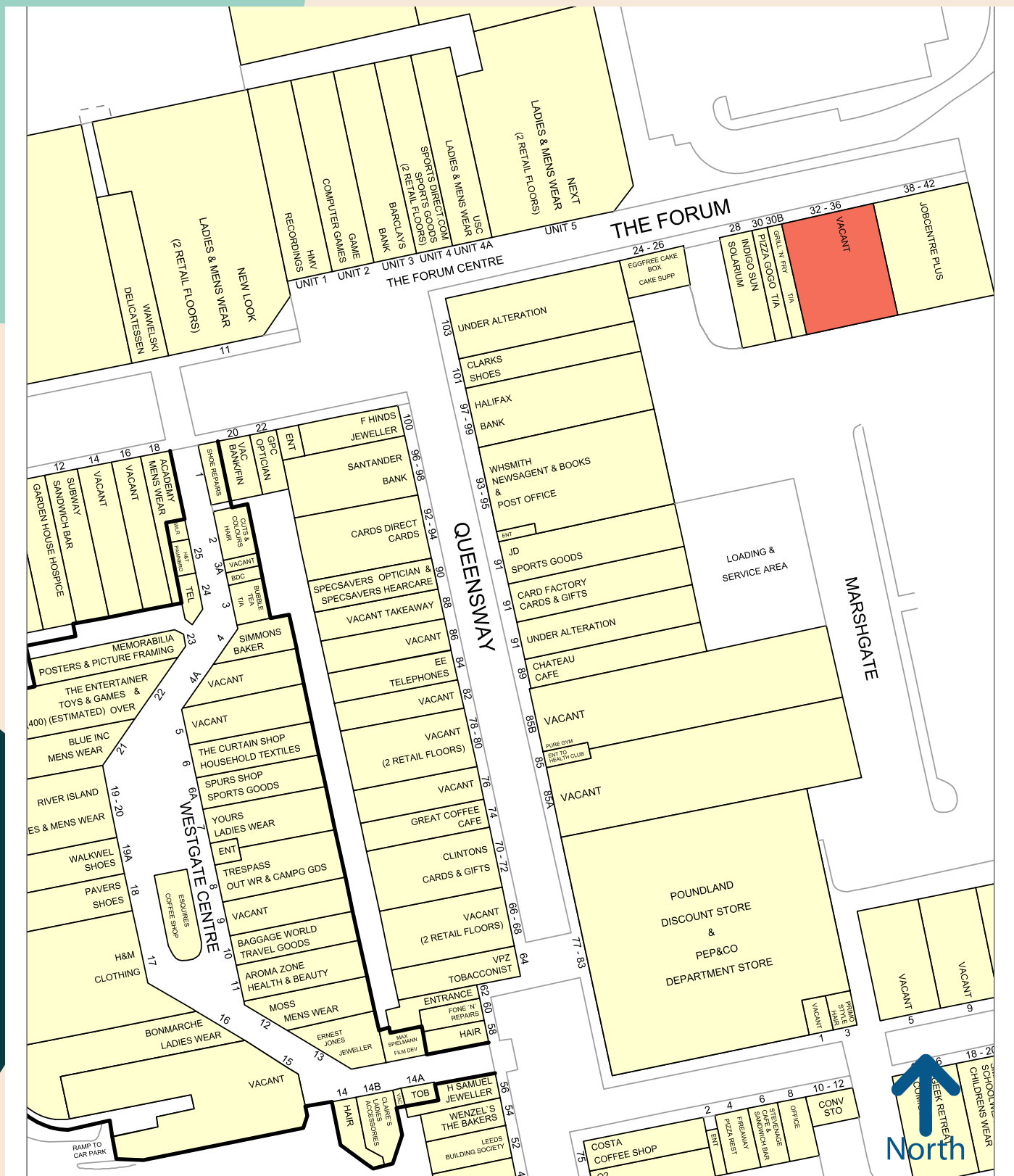
## Viewing

All viewings are strictly by prior appointment. Subject to contract.  
For further information or arrangements to inspect please contact:

Josh Gettins  
Josh@cited.co.uk  
07545846799

Tim Lloyd  
Tim@cited.co.uk  
07979502876





For more information contact:

**0208 076 6666**

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.