



# Queensway Stevenage

# SHOP TO LET

74 Queensway  
SG1 1EG



**20 min**

to London King's X &  
Investment in  
Improved connectivity



**5.62%**

High Employment  
above UK average



**88,159**

Growing  
Demographic



**21.88 %**

Young Mosaic Group,  
Aspiring homemakers



Key Employers  
include; Airbus &  
GlaxSmithKline



**£4m**

Public Realm  
Improvements



**2,000**

Town Centre  
Homes by 2021



**4.2%**

Population Growth  
By 2020



**1,916 SQ FT / 178 SQ M**

## ACCOMMODATION

GROUND FLOOR 1,392 sq ft 129.31 sq m  
FIRST FLOOR 524 sq ft 48.68 sq m

## RENT

£45,000 pa.

## SERVICE CHARGE

£2,930 per annum

## BUSINESS RATES

Rateable Value £67,000

UBR (2021/22) £0.512

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30<sup>th</sup> June 2021. For enquiries and to verify this, please contact the local authority on 01438 242876.

## EPC RATING

Band E. Report available on request.

## LEGAL COSTS

Each party to be responsible for their own costs.

## SUBJECT TO CONTRACT

APRIL 2021



### Contact:

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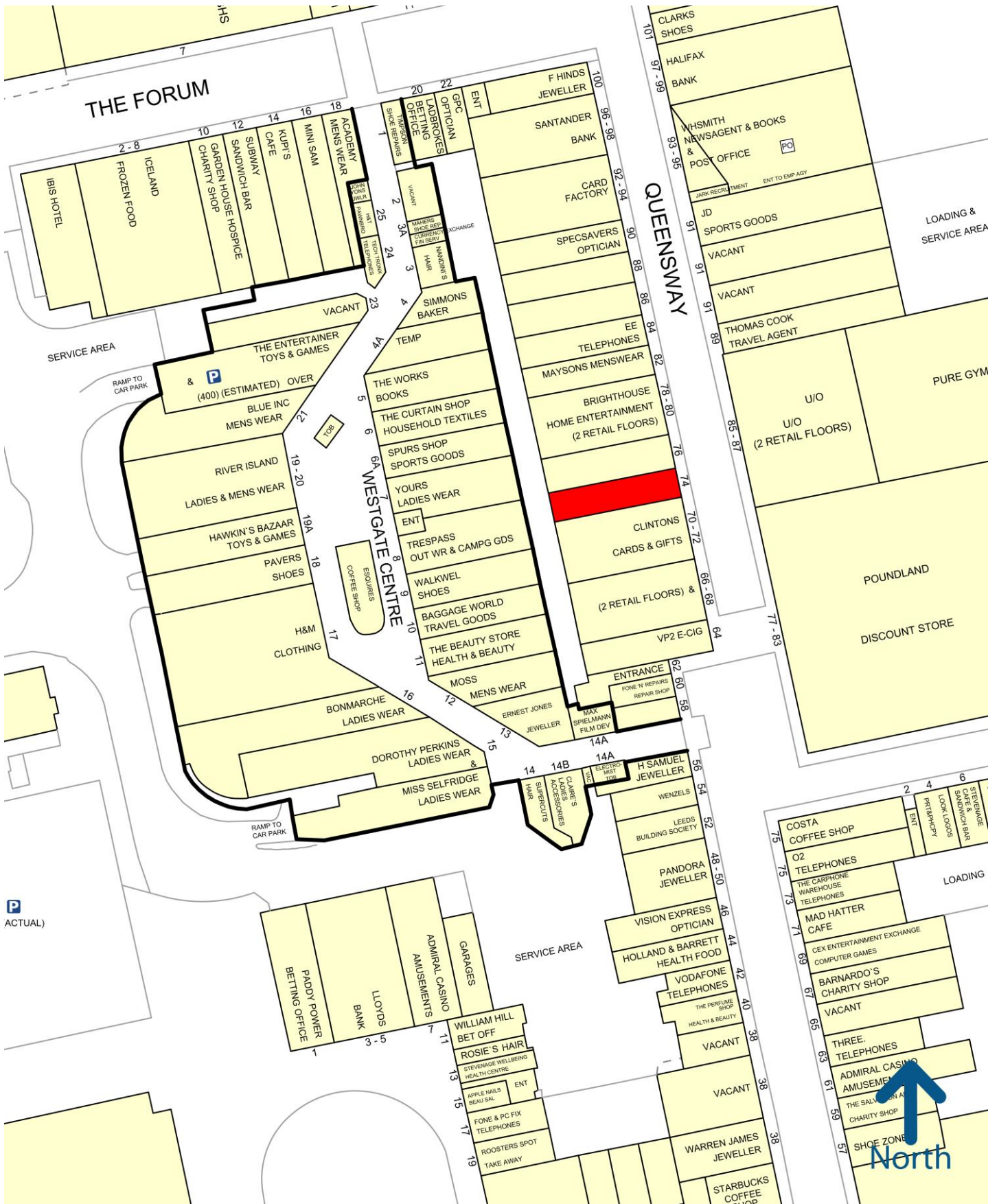
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P (ACTUAL)



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