

93 HIGH STREET | STEVENAGE | HERTFORDSHIRE | SG1 3HR

FREEHOLD FOR SALE | **RETAIL SPACE TO BE LET**

For enquiries contact:

Wayne Smith 07788 411 209

FOR SALE OVERVIEW

Freehold commercial property on Stevenage High Street, Stevenage, Hertfordshire, SG1 3HR.

Arranged over ground and first floor.

Total gross internal area approx. 320 sq m (3,445 sq ft) - c.160 sq m (1,722 sq ft) per floor.

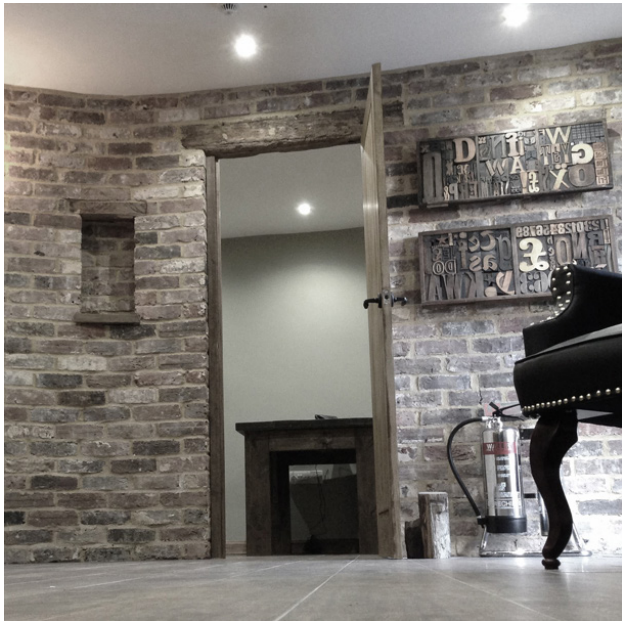
Upper residential accommodation currently let and producing income (tenant in situ).

Rear access via roller shutter with designated loading bay.

Freehold for sale - guide price £695,000.

Subject to Contract.







LETTING OVERVIEW

Retail commercial property on Stevenage High Street, Stevenage, Hertfordshire, SG1 3HR.

Arranged over ground floor.

Total gross internal area approx. 160 sq m (1,722 sq ft) per floor.

Rear access via roller shutter with designated loading bay.

Guide price £35,000 per annum.

Subject to Contract.

LOCATION

The property occupies a prominent position on Stevenage High Street, in the heart of Stevenage's historic Old Town, surrounded by a strong mix of independent retailers, cafés, restaurants, pubs and local services.

The location benefits from straightforward servicing to the rear, with access via a rear service route and a designated loading area (in addition to the main High Street frontage), making it well-suited to occupiers requiring convenient deliveries and operational access.

Stevenage is well connected for commuters and visitors. **Stevenage railway station provides fast and frequent services into **London King's Cross, with journey times from around 24 minutes on the fastest services.

The town also benefits from excellent road connectivity, positioned between A1(M) junctions 7 and 8, offering direct north–south access and onward links towards the M25, with the A602 providing further local connections.

THE PROPERTY

A substantial and versatile mixed-use freehold arranged over ground and first floor, providing approximately 320 sq m (c.3,445 sq ft) of accommodation in total, split broadly 160 sq m per floor.

The ground floor retail/commercial accommodation is available to let, offering flexible space suitable for a variety of uses (subject to planning). It benefits from a strong High Street presence while remaining highly practical operationally, with rear roller shutter access and a designated loading bay for convenient servicing and deliveries.

The upper part comprises residential accommodation which is currently let and producing income (tenant in situ), providing an additional element of investment return within the freehold.

Overall, the property offers an adaptable layout, combining a prominent trading position with rear servicing, and an established residential income stream above, alongside longer-term development potential (subject to planning).



PLANNING

There are currently no planning permissions in place. However, the property may offer potential for residential development or reconfiguration (subject to obtaining the necessary consents). Interested parties are advised to make their own enquiries with the Local Planning Authority to confirm suitability for any proposed change of use or redevelopment.

EPC

TBA

VAT

We are advised the property is not elected for VAT.

SALE

Offers for the freehold interest are invited in the region of £695,000 subject to contract.

RENT

Offers are invited for the leasehold interest at a rent of £35,000 per annum, subject to contract.

COSTS

Each party to be responsible for their own legal and professional costs.

INSPECTIONS
STRICTLY BY APPOINTMENT ONLY

For enquiries contact:
Wayne Smith 07788 411 209