

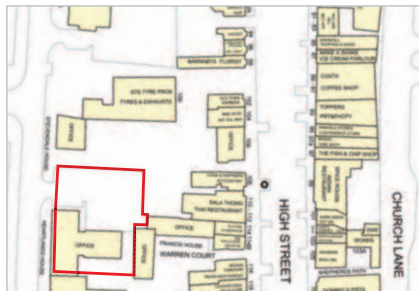
Stevenage “Hertlands House”, Primett Road, Hertfordshire SG1 3EE

- **A Freehold Purpose Built Town Centre Office Building**
- GIA extending to Approximately 910.17 sq m (9,797 sq ft)
- Entire Property subject to Commercial Leases
- **Permitted Development granted for Twenty-One Flats**
- Approximately 10 minutes' walk from Stevenage Rail Station
- Primett Road runs parallel to High Street
- Local occupiers include Waitrose, Lloyds Bank and Costa
- Potential for Redevelopment to Side, subject to obtaining all necessary consents
- Site Area extending to Approximately 0.110 Hectares (0.273 Acres)
- **First Time on Market for Approximately 12 Years**
- **Total Current Rent Reserved £117,070 per annum**

To View

The property will be open for viewing on Thursday 6th, Wednesday 12th and Tuesday 18th July between 10.00 – 10.30 a.m. These are open viewing times with no need to register (Ref: BM).

NB. Please ensure you arrive promptly at the start of the viewing as everyone has to be signed in for fire safety. Once the viewing starts, it is difficult to notice late arrivals.



INVESTMENT – Freehold Office Building with Planning and Further Development Potential



Tenure

Freehold.

Location

Hertlands House is located on Primett Road, which is approximately 10 minutes' walk north of Stevenage Rail Station and town centre. Stevenage Rail Station provides a regular service into London King's Cross, with a journey time of approximately 25 minutes. Local shops and amenities are within walking distance in Stevenage town centre. The open spaces of King George Recreational Ground are easily accessible. The A1(M) is accessible.

Description

The property comprises a purpose built office building occupying a site extending to approximately 0.110 hectares (0.273 acres). The building is arranged over ground, first and second floors. The property benefits from a large car park to the side comprising twenty-nine car parking spaces.

Accommodation and Tenancies

The property was not internally inspected or measured by Allsop. The information set out in the schedule of Accommodation and Tenancies below was obtained from a Valuation Report prepared in December 2016.

Planning

Local Planning Authority: Stevenage Borough Council.
Tel: 01438 242242.

Planning permission (Ref: 17/00103/CPA) was granted under permitted development rights on 20th March 2017 for “approval for change of use from office (B1) to 21 flats (C3) comprising 2 x two bedroom and 19 x one bedroom flats”.

Plans and planning permission documents are available from the auctioneers upon request, please email jimmy.bruce@allsop.co.uk

SIX WEEK COMPLETION AVAILABLE

Floor	Present Lessee	Area sq ft	Terms of Tenancy	Current Rent £ p.a.
Part Ground	Flynn Pharma Ltd	4,321 sq ft (NIA)	The property is subject to an FRI lease commencing 26th February 2010 expiring 2nd August 2021	£65,000 p.a.
Second				
First	POHWER	2,884 sq ft (NIA)	The property is subject to an FRI lease commencing 10th June 2015 expiring 9th June 2020	£38,320 p.a.
Ground (Rear)	Tollers LLP	1,080 sq ft (NIA)	The property is subject to an FRI lease commencing 1st April 2014 expiring 31st March 2019	£13,750 p.a.
NB. All commercial leases fall outside the provisions of the 1954 Act.				Total £117,070 pa

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

