



SITUATION

Occupying a prominent trading position in the heart of the old town centre, close to branches of **Costa Coffee, Domino's Pizza, McColls, William Hill** and a host of established independent retailers, cafés and restaurants.

Stevenage is located just east of Junctions 7 and 8 of the A1(M) between Letchworth Garden City and Welwyn Garden City, some 29 miles from Central London.

PROPERTY

An attractive end of terrace Grade II Listed **Office Building** planned on ground and first floors with **Additional Storage** at attic and basement levels.

ACCOMMODATION

Ground Floor

Gross Frontage 16'0"
Built Depth 30'0"

Front Office Area Approx 155 sq ft

Rear Kitchen/Office Area Approx 150 sq ft

Basement Store Area Approx 70 sq ft

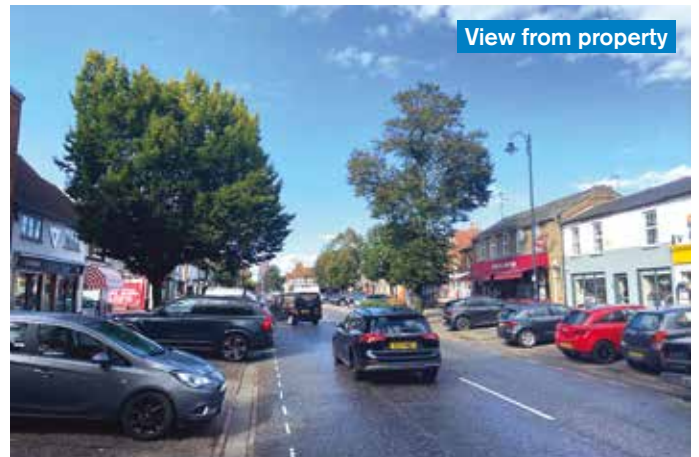
First Floor 2 Offices Area Approx 305 sq ft

WC

Attic Floor Store Area Approx 90 sq ft

Total NIA Approx **770 sq ft**

Total GIA Approx **1,125 sq ft**



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential for Residential Conversion, subject to planning and Listed Buildings consent.

Note 2: The main front door on the left provides a shared passageway access to the subject property and the cottage behind.

Vacant Office Building

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Alex Brown
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Vendor's Solicitors

Abbott Law
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**