



## SITUATION

Occupying a prominent trading position in the heart of the old town centre, close to branches of **Costa Coffee, Morrisons Daily, Domino's, 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 north of Central London.

## PROPERTY

Comprising an attractive and substantial end of terrace Grade II Listed building comprising a **Ground Floor Commercial Unit and Basement** with separate rear access to **Retail, Office and Storage Accommodation** on first and second floor levels (see Note 4).

In addition the property includes a **Rear Yard**.

**Refer to the Auctioneers for the floor plans of the property.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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**£27,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Taylor Rose  
Tel: 020 3551 8168 Ref: William Michael  
Email: [william.michael@taylor-rose.co.uk](mailto:william.michael@taylor-rose.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor & Basement	<b>Ground Floor Commercial Unit:</b> <b>Reception Area, 2 Treatment Rooms, 2 Offices, Kitchen, WC</b> Gross Frontage 38'9" Internal Width 38'4" Built Depth 48'2" GIA Approx. 1,343 sq ft <b>Basement:</b> GIA Area Approx. 104 sq ft <b>Total GIA Approx. 1,447 sq ft</b>	<b>H. Singh</b> <b>(t/a Aesthetics Life Medical Spa)</b> <b>(Visit: <a href="http://www.aesthetics.life">www.aesthetics.life</a>)</b>	10 years from 15th January 2021	£16,000	FRI (subject to a schedule of condition) <b>Rent Review March 2026 (not yet actioned).</b> <b>Note 1: There is a £4,000 Rent Deposit held.</b>
First and Second Floors	<b>First Floor:</b> <b>Retail Space, Office &amp; WC</b> GIA Approx. 1,227 sq ft <b>Second Floor:</b> <b>Storage</b> GIA Approx. 859 sq ft <b>Total GIA Approx. 2,086 sq ft</b>	<b>RDM (UK) Limited</b> <b>(t/a Infinity Motorcycle Clothing &amp; Accessories)</b> <b>(Having 17 branches)</b> <b>(T/O for Y/E 31/12/2024)</b> <b>£25.3m, Pre-Tax Profit £549,000 and Shareholders' Funds £1.68m)</b>	5 years from 1st March 2023 <b>(renewal of a previous lease)</b>	£11,000	IRI <b>Note 2: The Tenant did not exercise their March 2026 Break Clause.</b>  <b>Note 3: There is a £2,750 Rent Deposit held.</b>  <b>Note 4: The Tenant also trades from the adjoining property (No. 104 – not included in this sale) which interconnects with No. 106 at first floor level.</b>
<b>Total Building GIA Approx 3,533 sq ft</b>				<b>Total: £27,000</b>	

**Note 5: There may be potential to convert the property to Residential Use, subject to obtaining possession and the necessary consents.**



The Property

View of High Street



Reception Area of Ground Floor



Treatment Room in Ground Floor



Treatment Room of Ground Floor



Retail Space - 1st Floor