

11 LONDON ROAD

Woolmer Green
Knebworth
Herts
SG3 6JE



TO LET. INDIVIDUALLY OR COMBINED

GROUND FLOOR SELF-CONTAINED RETAIL UNIT

FROM 307 SQ FT (28.52 SQ M) - 801 SQ FT (74.47 SQ M)



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Location

Woolmer Green is a small village approximately 3 miles to the South of Stevenage. The village is about half way between junctions 6 and 7 of the A1(M) with both junctions approximately 3 miles distant. The neighbouring villages of Knebworth and Welwyn have mainline railway stations on the London to Kings Cross mainline. There are two international airports in the vicinity at Luton and Stansted.

The property fronts directly onto London Road which is the main road through the village. There are a number of other retail and leisure occupiers close by including Tecso's Express and Simmons Bakers.

Description

The property is currently a single retail unit but was originally two separate units and this configuration can be reinstated. The retail area is mainly open plan and has the benefit of two kitchens and two WC facilities. If the ground floor space is split into two, each property would benefit from a kitchen and WC facility.

There is a car park at the rear of the property and 1 car parking space will be demised to each property or 2 car parking spaces if taken as a whole unit.

Accommodation

The approximate net useable areas are as follows:

Retail 1

Sales area	420 sq ft	39.08 sq m
Kitchen	69 sq ft	6.40 sq m
Total net useable area	489 sq ft	45.48 sq m

Retail 2

Sales area	285 sq ft	26.48 sq m
Kitchen	22 sq ft	2.04 sq m
Total net useable area	307 sq ft	28.52 sq m

Total

Total net useable area	801 sq ft	74.47 sq m
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Terms

The property is available on a new lease for a term to be agreed. The accommodation can be let as a whole or can be split into two retail units.

Rent

Retail 1 – £13,500 per annum, exclusive
Retail 2 - £11,500 per annum, exclusive
Whole - £25,000 per annum, exclusive

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value for the ground floor retail is currently split. The left unit £8,600 and the right unit £6,400. The UBR for 2024/25 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

The Asset Rating is C-65 expiring on 23rd February 2033, reference number: 4131-9458-3379-7171-0353. A copy of the EPC is available on request.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

