

152 LONDON ROAD

Knebworth
Hertfordshire
SG3 6EY



TO LET.

**GROUND FLOOR RETAIL UNIT WITH CLASS E USE
ALTERNATIVE USES WILL BE CONSIDERED, SUBJECT TO CHANGE OF USE**

NET INTERNAL FLOOR AREA 814 SQ FT (75.61 SQ M)
GROSS INTERNAL FLOOR AREA 990 SQ FT (92 SQ M)



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Location

The property is located on London Road in Knebworth, which is located approximately 3 miles to the south of Stevenage. The village is approximately halfway between Junction 6 & 7 of the A1(M), both junctions approximately 3 miles distance. The M25 is within 20 minutes driving time and the village is served by mainline railway station on the London King's Cross to Edinburgh line.

Description

The property is presented in great condition and was used previously as a residential marketing suite.

The accommodation provides retail sales area to the front with one partitioned office/storeroom at the rear along with kitchen, WC facility and basement storage. There is rear access for loading/unloading facilities.

The property benefits from 1 car parking space at the rear.

Accommodation

The ground floor retail unit provides an approximate net internal floor area of 814 sq ft (75.61 sq m). This measurement is taken from scaled floor plans.

The gross internal floor area is 990 sq ft (92 sq m).

There is also basement storage, which has restricted access. This area is not included within the measurements stated above.

Features

- Busy village location
- Property presented in great condition
- Decorated throughout
- Customer free parking close-by
- Partitioned office/store-room
- 1 car parking space provided at rear of property
- Rear loading facilities
- Hot food takeaway operator will be considered, subject to change of use
- Restricted basement storage, if required
- Suspended ceiling
- Floor covering wooden/carpeted
- Modern kitchen and WC facility

Tenure

Our clients are able to offer an effective full repairing and insuring lease, subject to ad hoc service charge to cover external repairs and maintenance. This will be a fair proportion split amongst all tenants that occupy the whole building.

Rental

£19,750 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £15,000. The UBR for 2025/26 is 55.5p 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-68 expiring 20th July 2030. Certificate reference number: 0930-2223-0390-3680-7060.

A copy of the EPC is available upon 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.

