

# 154-158 LONDON ROAD

Knebworth, Hertfordshire,  
SG3 6EY



## 3 NEW GROUND FLOOR RETAIL UNITS

700 sqft (75.3 sq m) – 2,576 sqft (239.4 sq m)

A1, A2 USE ONLY

**FOR SALE / TO LET**

## Location

Knebworth is a large village of some character approximately 3 miles to the south of Stevenage. The village is approximately half way between Junctions 6 and 7 of the A1(M), with both junctions approximately 3 miles distant. The M25 is within 20 minutes driving time and the village is served by a mainline railway station on the London Kings Cross to Edinburgh line, with an InterCity station at Stevenage. Two international airports are within the vicinity at Luton and Stansted.

The shopping facilities are in the main designed to satisfy local needs within the village with more major regional shopping centres available at both Stevenage and Welwyn Garden city, some 4 miles to the south.

The units are located in the prime area of London Road in the new McCarthy & Stone Development.

## Description

The properties comprise of three new retail units which can be combined to provide various sizes of accommodation depending on retailer requirements.

The units will be finished to an agreed shell specification depending on occupiers requirements and agreed terms on the basis of either sale or letting. Incoming services are located at the rear of the units.

## Units

The following units are available individually or on a combined basis:

158 London Road - Unit A	810 sq ft	75.33 sq m
156 London Road - Unit B	1,066 sq ft	99.04 sq m
154 London Road - Unit C	700 sq ft	65.11 sq m

### Total

Total gross internal area	2,576 sq ft	239.48 sq m
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Measurements are on a GIA basis taken from plan and are subject to final on site measurement. Floor plans available on request.

## Tenure

The properties are available to rent or for sale on a virtual freehold basis for 999 years without review at a peppercorn ground rent.

Price on application.

## Rental

158 London Road – Unit A - £16,950pa

156 London Road – Unit B - £22,500pa

154 London Road – Unit C - £14,750pa

## Service Charge

There will be a service charge to cover the cost of repairs and maintenance of common parts.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is to be assessed we are therefore unable to provide information in this respect. Any rates due at the property will be the responsibility of the incoming tenant or purchaser. The UBR for 2019/20 is 50.4p 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.

## 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.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## 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.



For further information, please contact: Daniel Musgrove

M: 07966 144131

E: [daniel.musgrove@brownandlee.com](mailto:daniel.musgrove@brownandlee.com)

T: 01438 794586

W: [www.brownandlee.com](http://www.brownandlee.com)

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 11015

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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.

All prices and rentals are quoted exclusive of VAT | Regulated by RICS

