TO LET



132 London Road, Knebworth, SG3 6EY

Attractive Retail/Office Space | Village Centre Location

Summary

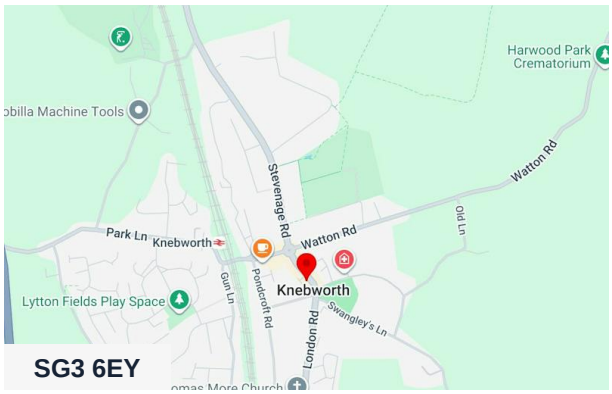
Tenure	To Let
Available Size	465 sq ft / 43.20 sq m
Rent	£11,000 per annum
EPC Rating	C (66)

Key Points

- Attractive Property
- Prominent Pitch
- Available Immediatley
- Well-Maintained
- Village Centre
- New Lease or Yearly Licence

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Location
Knebworth is an attractive Hertfordshire village with 'town qualities'. It is located immediately south of Stevenage and within proximity of Welwyn, Hitchin, and the A1(M). The subject property occupies a prominent end-of-terrace position along London Road, which can be considered Knebworth's 'High Street'. Within proximity are a mixture of local, regional and national businesses to include shops, service providers, restaurants, etc.



Description
The property comprises 465 sqft (43.19 m2) and is arranged over ground and first floor.
- Ground Floor = 227 sqft (21.08 m2)
- First Floor = 238 sqft (22.11 m2)

Benefits include:
- Aluminium framed shopfront.
- Ground floor sales area.
- Small kitchenette.
- Single WC.
- First floor ancillary space (sales, office, storage).



Possible uses for the property, under User Class E, include: retail, cafe, office, professional services, etc.



Dimensions
The approximate gross dimensions are as follows:

Ground floor sales area = 5.42m in depth by 3.95m in width.
First floor space = 6.80m in depth by 3.58m in width.

Terms
Available by way of a new Full Repairing & Insuring lease for £11,000 per annum exclusive.

Alternatively, the property can be let on a year-to-year Licence Agreement, offering a tenant more flexibility.

Rateable Value
The Rateable Value as of April 2026 is £7,500 (this is not rates payable). Subject to certain criteria, occupiers may qualify for business rates exemption.

VAT
We are advised that the property is elected for VAT.

Costs
Each party is to bear its own costs incurred.

Viewing & Further Information



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