

148, 150, 152, 152a LONDON ROAD

Knebworth,
Herts, SG3 6EY



**MIXED COMMERCIAL INVESTMENT
OFFICE & RETAIL**

**POTENTIAL RECONFIGURATION OF UPPER PARTS TO RESIDENTIAL
OR OTHER USES SUBJECT TO PLANNING**

FOR SALE FREEHOLD

Brown&Lee
Chartered Surveyors

T: 01438 316655
W: www.brownandlee.com



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 and 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 premises are located on the southern side of London Road and are made up of four separate properties of period construction including ground floor retail accommodation and either vacate storage at first floor or offices.

There may be some scope to convert the upper parts of one of the properties into residential with the appropriate planning consent and building regulations approval.

Accommodation

The following are the approximate areas taken from VOA:-

148 London Road

Net internal area	882 sq ft	443 sq ft ITZA
-------------------	-----------	----------------

150 London Road

Net internal area	660 sq ft	518 sq ft ITZA
-------------------	-----------	----------------

152 London Road

Net internal area	1,022 sq ft	449 sq ft ITZA
-------------------	-------------	----------------

152a London Road

Net internal area	819 sq ft	No ITZA
-------------------	-----------	---------

Total

Total internal area	3,383 sq ft
---------------------	-------------

Tenure

The property is available for sale subject to the following leases:-

ADDRESS	DESCRIPTION/ TENANT	RENT
148 London Road	Vacant	£13,500 per annum (ERV)
150 London Road	Village Wines	£9,000 per annum
152 London Road	McCarthy & Stone	£13,500 (ERV)
152a London Road	Offices 1, 2 & 3 Vacant	£10,500
TOTAL		CR - £25,200 per annum ERV - £46,500

The following descriptions apply:-

148 – Currently vacant, formerly a pharmacy and recently used as a site office for the vendor. The property is arranged over ground and first floor. The first floor does have separate access.

150 – Let to Village Wines on a lease dated 28/11/2008 for a term of 16 years from 28/11/2008, current rent of £9,000 per annum. The lease is inside the Landlord and Tenant Act and there is an outstanding rent review from 25/12/2016 with the next rent review due on 25/12/2020.

152 – McCarthy & Stone to take a full repairing and insuring lease at completion for a term of 3 years at a rent of £13,500 per annum. This lease is to be contracted out of the Landlord and Tenant Act. The tenant will have a 6 month rolling break at any time after 18 months. The tenant will have no responsibility for any dilapidation matters for this property at the end of the lease.

152a – Currently vacant, formerly used as offices. There are separate offices with wc's and kitchenette.

Proposal

The freehold of this property is available. Price on application.

Rates

148	£11,750
150	£14,500
152	£10,750
152a	£8,675

Energy Performance Certificate (EPC)

To be confirmed.

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.



Brown & Lee
Chartered Surveyors

For further information, please contact: **Tereza Halewood**

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 11943

In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

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

