

11 LONDON ROAD

Woolmer Green
Knebworth
Herts
SG3 6JE



FOR SALE.

MIXED USE RETAIL & RESIDENTIAL

2,215 SQ FT (205.8 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 constructed over 4 levels as detailed below.

The ground floor is currently a single retail unit but was originally two separate units and this configuration could be reinstated. The retail area is mainly open plan and has the benefit of a kitchen and two WC's.

Access to the residential accommodation is at the rear of the property accessed off New Road. There is a large carpark area at the rear which could be converted to a garden area if required. There is parking for at least 6 cars.

The entrance to the flat provides stairs to the basement area and the first and second floor accommodation. The first floor is set out with a number of separate and interconnecting rooms including separate bathroom and kitchen. The accommodation would provide 3 bedrooms with potential for further space at second floor level where the roof space has been partly converted and includes rooflights.

Accommodation

The approximate net useable areas are as follows:

Basement - Storage	390 sq ft	36.2 sq m
Ground floor- Retail	830 sq ft	77.1 sq m
First floor – Residential	765 sq ft	71.1 sq m
Second floor - Storage	230 sq ft	21.4 sq ft

Total

Total net useable area	2,215 sq ft	205.8 sq m
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Proposal

The property in its current layout could suit an owner occupier or it could be let to tenants to create an investment.

Alternatively subject to obtaining all necessary consents and approvals the property could be re-developed to provide a single residential property or divided into further residential flats with some possible new build in the car park at the rear.

Tenure

Freehold under title number HD189536. The property will be vacant on completion.

Sale Price

Guide price of £595,000.

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 2023/24 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. The Council Tax Band for the flat is 'B' with amount payable of £1,638.77.

Energy Performance Certificate (EPC)

EPC's available on request. Ground floor retail – C-65. Residential flat – E – 41.

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.

The vendor has confirmed no VAT is applicable to the sale of this property.

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.



Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti Money Laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation and proof of funds and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



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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.

