



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	£12,000 per annum
EPC Rating	C (66)

Key Points

- Attractive Property
- Well-Maintained
- Prominent Pitch
- Village Centre

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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.

Terms

Available by way of a new Full Repairing & Insuring lease for £12,000 per annum exclusive.

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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