



- Double Fronted
- Retail unit with additional office/storeroom
- First floor flat with income of £670 pcm
- WC and Kitchen Facilities
- Rear Entrance
- Prominent location

Hugo Harding
hugo.harding@argroup.co.uk
01462 413990

Georgia Strazza
georgia.strazza@argroup.co.uk
01462 413990

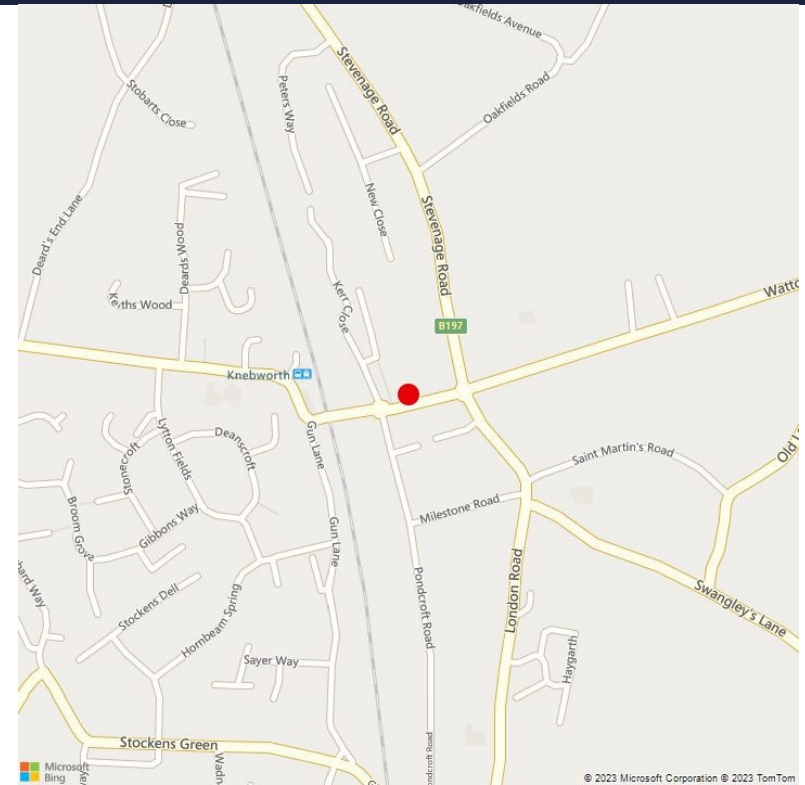
21 Station Road, Knebworth, Hertfordshire, SG3 6AP

Town Centre Retail Unit

Approx. 532 Sq Ft (49.42 Sq M)

To Let

21 Station Road, Knebworth, Hertfordshire, SG3 6AP



Description

Rarely available retail unit to let in the popular town of Knebworth. The property comprises of ground floor retail space of 532 sq ft with an additional separately accessed first floor one bedroom flat. The flat is currently let on an AST with providing a monthly rental of £670 pcm.

The property benefits from being newly decorated, WC, separate back office/storeroom, rear entrance and `being double fronted.

Location

Knebworth is a popular residential area situated between Welwyn and Stevenage with its own railway station. The town has convenient trunk road links to the A1M at Junction 6 and 7. The town provides a comprehensive range of day-to-day services and all the facilities of Welwyn Garden City and Stevenage are within easy reach.

Floor Area

Ground Floor retail	532 Sq Ft	49.42 Sq M
Total	532 Sq Ft	49.42 Sq M

Rent

£18,525 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £10,000. This property should qualify for small business rates relief.

VAT

The Property is not elected for VAT and therefore is not payable on the price

Energy Performance Rating

Awaited

Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
01462 413990

Hugo Harding -
hugo.harding@argroup.co.uk,
Georgia Strazza -
georgia.strazza@argroup.co.uk

**AITCHISON
RAFFETY**

www.argroup.co.uk



RICS

INVESTORS IN PEOPLE
We invest in people Silver



IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.