



- Prominent High Street location
- Large lock-up retail unit
- Large rear storage space
- Free all day parking within 100 yds
- Rear access
- Allocated parking at rear

01442 220800

ian.archer@argroup.co.uk

2 Langley Parade, High Street, Abbots Langley WD5 0AB

Large ground floor lock-up shop

782 sq.ft shop plus 336 sq.ft storage

To Let

www.argroup.co.uk

2 Langley Parade, High Street, Abbots Langley, Herts. WD5 0AB



Description

The property comprises a large retail unit with internal and external storage and WC facilities to the rear, as well as rear loading and a car space

Location

Situated in one of the most prominent positions on the main High Street in Abbots Langley, a busy village with a good number of independent retailers benefitting from a large free all day car park

Watford centre	4.5 Miles
Hemel Hempstead centre	4.5 Miles
Kings Langley	2.0 Miles

Floor Area

The approximate net internal floor area is:

Sales area	782 sq ft	72.7 sq m
Internal storage	227 sq.ft	21.1 sq.m
External storage	<u>109 sq ft</u>	<u>10.2 sq m</u>

Total	1,118 sq ft	104.0 sq m
--------------	--------------------	-------------------

Rent

£28,500 pa . No VAT is currently payable

Business Rates

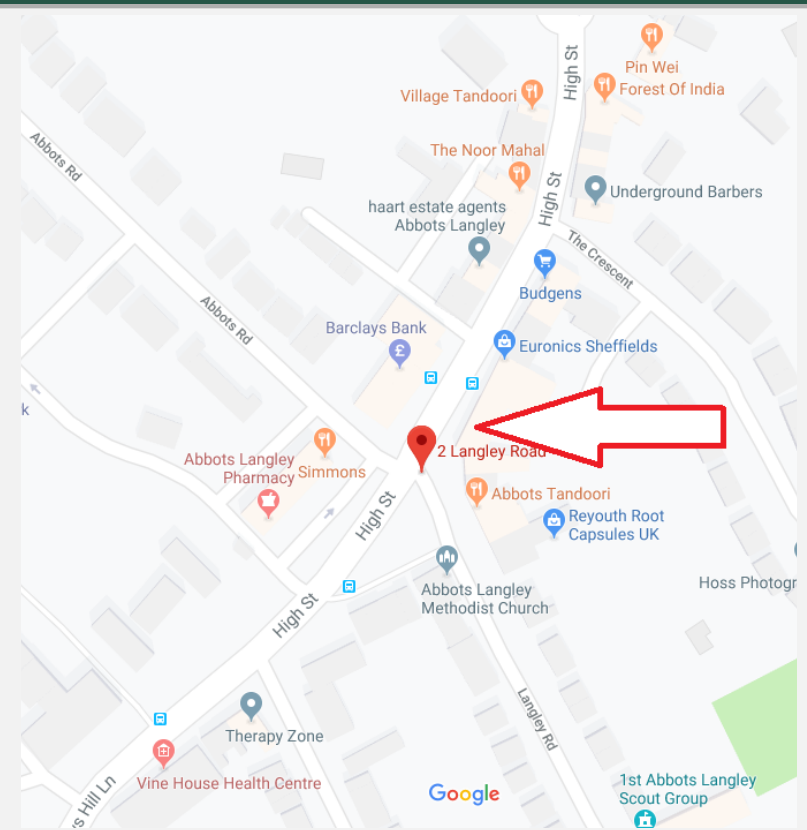
From verbal enquiries with the Local Authority we are advised that the rateable value is £20,500 with rates payable of approximately £10,065.50 (2019-20). However retailers have a discount of 33% until March 2021

Terms

Available by way of new FRI lease for a term of 10 years subject to a 5 year rent review.

EPC

The shop has a rating of D (93)



Viewings

Strictly by appointment via the sole agents.

01442 220800

ian.archer@argroup.co.uk

hugo.harding@argroup.co.uk



IMPORTANCE 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 purchasers/lessees 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.