

INVESTMENT / DEVELOPMENT PROPERTY FOR SALE

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CHARTERED SURVEYORS

The Courtyard
77 – 79 Marlowes
Hemel Hempstead
Hertfordshire – HP1 1LF

01442 263033

www.brasierfreeth.com



40 LOWER KINGS ROAD, BERKHAMSTED HP4 2AA

INVESTMENT SUMMARY

- Berkhamsted town centre
- Easy walking distance to shops and station
- Attractive building in a prominent location
- Let on a full repairing and insuring, contracted out lease until January 2022 at £33,000 per annum
- Residential development potential, subject to planning
- Offers unconditional on planning are invited in excess of £875,000

DESCRIPTION

40 Lower Kings Road comprises an attractive detached three storey building, probably of Victorian origin, of solid brickwork beneath a slate roof. The ground and first floors offer a range of individual offices whilst the lower ground floor is open plan. To the rear is a tarmac car park for approximately 10 cars accessed from a shared driveway.

The building lends itself to extension and residential conversion subject to planning.

ACCOMMODATION

	Sq ft	Sq m
Lower ground floor	748	69.5
Ground floor	584	54.2
First floor	686	63.7
Total	2,018	187.4

VIEWING | Strictly by appointment through this office with:

Trevor Church
01442 298808
trevor.church@brasierfreeth.com

Jeremy Hunting
07836 796707
jeremy.hunting@brasierfreeth.com



(NOT TO SCALE)



LOCATION

The property is situated in Lower Kings Road approximately 150m from Berkhamsted High Street and only 300m from the mainline station.

It is immediately adjacent to the River Bulbourne close to the Grand Union Canal and is within easy walking distance of Waitrose Supermarket and the excellent range of good quality shopping, banks, restaurants and car parks.

Berkhamsted is an affluent and attractive market town located approximately 30 miles north west of Central London, on the edge of the Chiltern Hills. The A41 dual carriageway passes to the south of the town and links to the M25 at Junction 20, approximately 8 miles away. The London north western railway provides a fast and regular service into London Euston taking approximately 35 minutes.

TENURE

The property is to be sold freehold subject to an occupational tenancy.

TENANCY

The entire property is currently let to M Casotti t/a A F Barker, a firm of solicitors who have underlet the lower ground floor.

The lease is for a term of 5 years from 20th January 2017 expiring on 19th January 2022 at an annual rent of £33,000 per annum exclusive. The lease is on a full repairing and insuring basis and is contracted out of the Landlord & Tenant Act 1954.

EPC

An Energy Performance Certificate is being prepared.

PRICE

Offers unconditional on planning are invited in excess of £875,000. We understand the property is not elected for VAT.

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