

FOR SALE TO LET

RETAIL UNIT WITH UPPER PARTS. FOR SALE / TO LET



31-32 High Street
Tring
HP23 5AA

1,817 Sq Ft (169 Sq M)
A1 Retail

- Retail unit 610 SQ FT
- Basement 115 SQ FT
- First floor offices 464 SQ FT
- Second floor offices 628 SQ FT
- Ground floor disabled WC
- 2 x WCS on 1st floor
- 1 x WC on 2nd floor
- Kitchen on 2nd floor

31-32 High Street
Tring, HP23 5AA

Price: Rent: £525,000 for the Freehold £29,000 Per Annum

EPC: E-118

Rateable Value: £21,750

Description

The property is a mid-terrace, brick-built building with a traditional pitched slate roof. It provides a retail unit, together with lower ground/basement, first and second floors suitable for storage, offices or conversion to residential. Access is available to the upper parts from the rear, although a front entrance could be configured, subject to planning. The property is registered for VAT. FOR SALE / TO LET

Accommodation

Net Internal Areas	Sq Ft	Sq M
Retail unit	610	57
Basement	115	11
1st floor office	464	43
2nd floor office	628	58
Total	1,817	169

Location

Tring is an attractive, busy town with a number of public houses, restaurants, Costa Coffee, Marks & Spencer Food Hall, various small retailers and public car parks. Tring is equidistant from Hemel Hempstead and Aylesbury on the A41, linking to Aylesbury and beyond, Kings Langley and the M25. Tring railway station is approximately 2 miles from the town and offers a fast and efficient service from Milton Keynes Centre to London Euston. The property provides a prominent location in Tring High Street.

Tenure

Leasehold or Freehold

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Business Rates

For further information regarding your Rates Payable please contact your Local Authority.



Contact

Viewing strictly by prior appointment: