



**90 High Street**

Tring, HP23 4AF

**PROMINENT  
RETAIL UNIT WITH  
BASEMENT**

**886 sq ft**  
(82.31 sq m)

- Large glazed windows to the High St
- Basement storage
- Modern interior
- Wooden floors
- Kitchen & WC facilities
- 1 parking space
- Located next to public car park

# 90 High Street, Tring, HP23 4AF

## Summary

<b>Available Size</b>	886 sq ft
<b>Rent</b>	£23,000 per annum
<b>Business Rates</b>	to be split
<b>Legal Fees</b>	Each party to be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	B (35)

## Description

The property comprises a ground floor retail unit with storage to the basement.

Externally there is one car parking space accessed from the rear service road.

The front of the shop comprises a partitioned room which could be removed and access to the basement. The basement was previously used as retail space but could be used for storage.

There is a kitchenette and toilet in the middle of the ground floor shared with another tenant

The property presents very well and has great frontage to Tring High Street, in close proximity to cafes and the library car park.

## Location

The property is located at the top of the High Street, next door to the Library car park and close to the Black Goo coffee shop.

Tring is an attractive and busy town benefiting from a number of public houses, restaurants, coffee bars and small retailers all within easy walking distance. Tring is equidistant from Hemel Hempstead and Aylesbury on the A41 which provides a fast and efficient link to Aylesbury and beyond, Kings Langley and the M25.

Tring railway station is approximately 2 miles from the town and is served by West Midlands Trains and offers a fast and efficient service from Milton Keynes Central to London Euston, and Southern operates the cross-London service to East Croydon via Clapham Junction.

## EPC

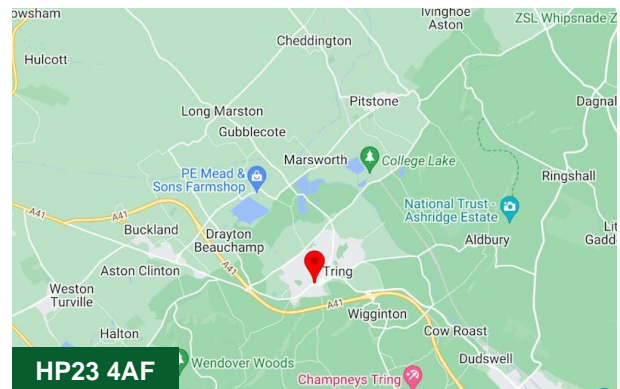
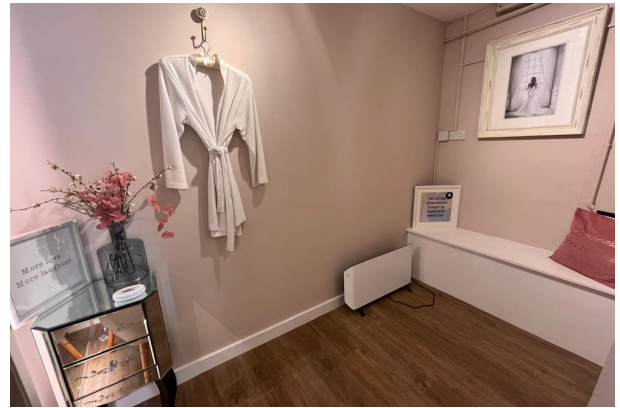
B-35

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

## Terms

The property is available on a new lease direct from the landlord, on terms to be agreed.



## Viewing & Further Information



**Neave DaSilva**

01494 796054 | 07827 908926

nds@chandlergarvey.com

