



- Prominent High Street location
- Five car parking spaces
- On street parking
- Rear access
- Close to Waitrose
- Near by occupiers include Crew, Wenzel's, Temptations & JoJo Maman Bebe

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227-229 High Street, Berkhamsted, Hertfordshire. HP4 1AD

Two retail units available as one or separately

Approx. 58.2 sq m (627 sq ft) - 120.5 sq m (1,297 sq ft)

# To Let

[www.argroup.co.uk](http://www.argroup.co.uk)

# 227-229 High Street, Berkhamsted, Hertfordshire. HP4 1AD



## Description

The property comprises two retail shops, both shops are open plan with WC facilities to the rear.

## Location

Situated on the main High Street in Berkhamsted:

A41	1.4 Miles
M1 (Junction 8)	8 Miles
M25 (Junction 20)	8 Miles

## Floor Area

The approximate net internal floor area:

227 High Street	627 sq ft	58.2 sq m
229 High Street	<u>670 sq ft</u>	<u>62.3 sq m</u>
<b>Total</b>	<b>1,297 sq ft</b>	<b>120.5 sq m</b>

## Rent

227 High Street	£34,000 pa
229 High Street	£36,000 pa
227-229 High Street	Rent On Application

## Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £63,500 with rates payable of approximately **£32,004** pa. However should the units be separated the properties will need to be reassessed.

## Terms

Available by way of new FRI lease on terms to be discussed.

## Service Charge

TBC

## EPC

Both units have a rating of C (61)

## VAT

VAT is payable.



## Viewings

Strictly by appointment via the sole agents.

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