



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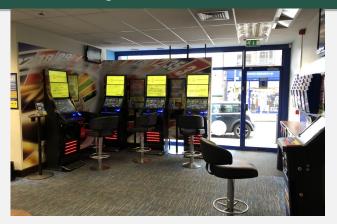
227-229 High Street, Berkhamsted, Hertfordshire. HP4 1AD

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

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
 670 sq ft
 62.3 sq m

Total 1,297 sq ft 120.5 sq m



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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