

TO LET
RETAIL

 **GRAHAM
SIBBALD**



**154-156 High Street, Berkhamsted,
Hertfordshire, HP4 3AT**

- 3-storey Class E unit in Prime High Street location close to Tesco
- Attractive character double fronted building
- Potential for pavement space subject to Council licence
- Would suit a variety of uses

LOCATION

The property is situated in the prime part of the High Street within the affluent market town of Berkhamsted, close to Tesco. The town has a population in the region of 19,000 and is a popular commuter town with easy access to the M25 (J20) and M1 (J8)

Berkhamsted has attracted high quality retailers including Mint Velvet, Jojo Maman Bebe, M&S and Crew Clothing as well as a wide range of Independent retailers.



DESCRIPTION

The premises comprise a self-contained 3-storey Victorian building plus a dry tanked basement.

The building available provides a ground floor double fronted retail unit and 2 separate staircases leading up to 2 rooms on the 1st floor with 2 WC's and a kitchenette, and a further 4 rooms on the 2nd floor suitable for a variety of Class E uses.

The basement area provides good tanked storage space with a height of just over 1.9m.

ACCOMMODATION

The property provides the following approximate floor areas:-

Ground Floor	548 Sq Ft	50.91 Sq M
Retail		
1st Floor Offices	340 Sq Ft	31.59 Sq M
1st Floor kitchenette	13 Sq Ft	1.21 Sq M
2nd Floor Offices	531 Sq Ft	49.33 Sq M
Basement Storage	249 Sq Ft	23.13 Sq M
1st Floor storage	33 Sq Ft	3.07 Sq M
Total	1,714 Sq Ft	159.23 Sq M

RATEABLE VALUE

There are currently 2 assessments that may need to be reassessed depending upon how the space is occupied. Details available upon application



VAT

VAT is NOT payable

ENERGY PERFORMANCE CERTIFICATE

EPC rating 77 - Band D

QUOTING RENT

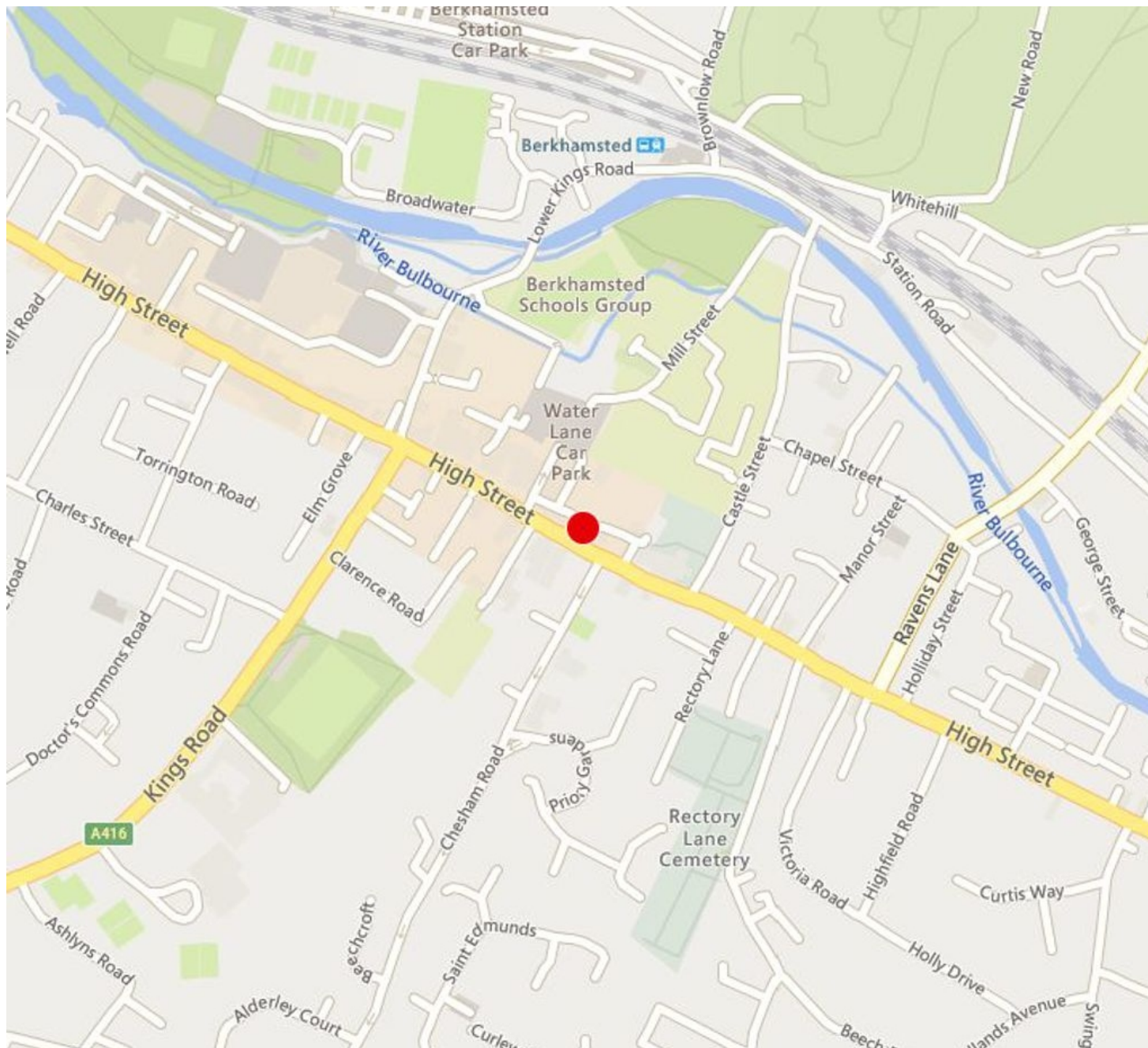
£49,000 Per Annum

TENURE

A new lease is available on full repairing and insuring terms to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.







To arrange a viewing please contact:



CONNOR HARRINGTON
Commercial Surveyor
connor.harrington@g-s.co.uk
01442 220800



IAN ARCHER
Director
ian.archer@g-s.co.uk
01442 220801

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.