TO LET
RETAIL

GRAHAM SIBBALD



13 Lower Kings Road,
Berkhamsted,
Hertfordshire, HP4 2AE

- Central location on road leading to Waitrose and main car park
- Frontage on to Lower Kings Rd with large rear area
- Attractive 1 bedroom flat above
- Would suit a variety of alternative uses

LOCATION

The property is situated in the heart of the popular town of Berkhamsted, on Lower Kings Road, leading from the High Street to the railway station and close to the entrance to the Waitrose and main public muti-storey carpark



DESCRIPTION

The property comprises an attached ground floor lock up shop with WC facilities and a separately accessed well-appointed 1 bed flat above. The flat has a double bedroom, shower/WC/sink and kitchen / dining / living space.

ACCOMMODATION

Retail Area	1,042 Sq Ft	96.8 Sq M
Total	1,042 Sq Ft	96.8 Sq M

RATEABLE VALUE

From internet enquiries the rateable value for the shop is
£26,650 . The flat is in Council Tax Band B



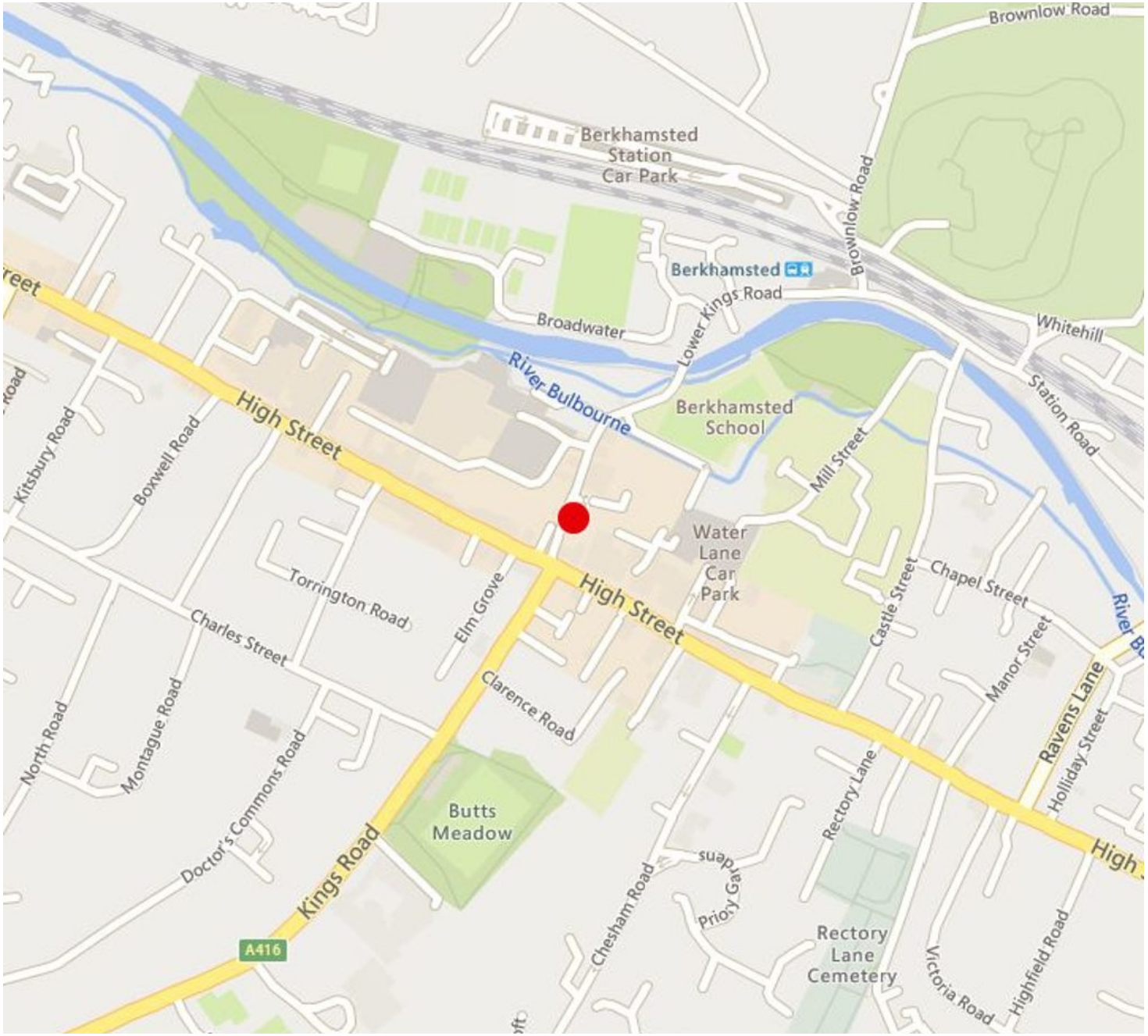


VAT
We believe that no VAT is payable

ENERGY PERFORMANCE CERTIFICATE
Commercial EPC rating 88 - Band D
Residential EPC Rating 74 - Band C

QUOTING RENT
£31,800 Per Annum

TENURE
Available by way of a new effectively full repairing and insuring lease via a service charge for a term to be agreed subject to 5 yearly rent reviews outside the security of tenure of the Landlord & Tenant Act 1954



To arrange a viewing please contact:



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



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

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