TO LET

RETAIL/PUBLIC HOUSE/BAR/RESTAURANT/CAFE

GRAHAM SIBBALD

29-31 Lower Kings Road,
Berkhamsted,
Hertfordshire, HP4 2AB

- Large retail unit of 1,601 sq.ft available in prime location
- Currently fully fitted as a wine bar, with fixtures and fittings available at a separate cost
- Air-conditioned, kitchen washup area, disabled persons WC and unisex WC

LOCATION

The property is located in Berkhamsted, an attractive town with a population in the region of 20,000, benefitting from a private school, golf courses and beautiful countryside, making it popular with tourists and walkers.

Situated in the centre of Berkhamsted on the road to the railway station and opposite the entrance to the Waitrose car park and main Council car park, the property has a good position within the town centre

DESCRIPTION

A large retail / winebar unit of 1,601 sq.ft all on one level available as an existing business or as a retail unit

ACCOMMODATION

The property comprises a large open seating area with bar along the right hand side. There is a kitchen washup area to the rear, together with separate secure store rooms and a disabled persons and a unisex WC at the rear, plus rear access for loading

Ground Floor	1,601 Sq Ft	148.73 Sq M
Total	1,601 Sq Ft	148.73 Sq M

RATEABLE VALUE

The rating assessment is £46,250. If tenants are in the Retail and hospitality sector then the rates payable would be £17,667 for 2026-27

ENERGY PERFORMANCE CERTIFICATE
Band B - Rating 44

QUOTING RENT
£55,000 Per Annum

TENURE
A new lease is available for a term of 10 years subject to a 5 year rent review, to be excluded from the security of tenure of the Landlord & Tenant Act 1954

GRAPE EXPECTATIONS
WINE MERCHANTS
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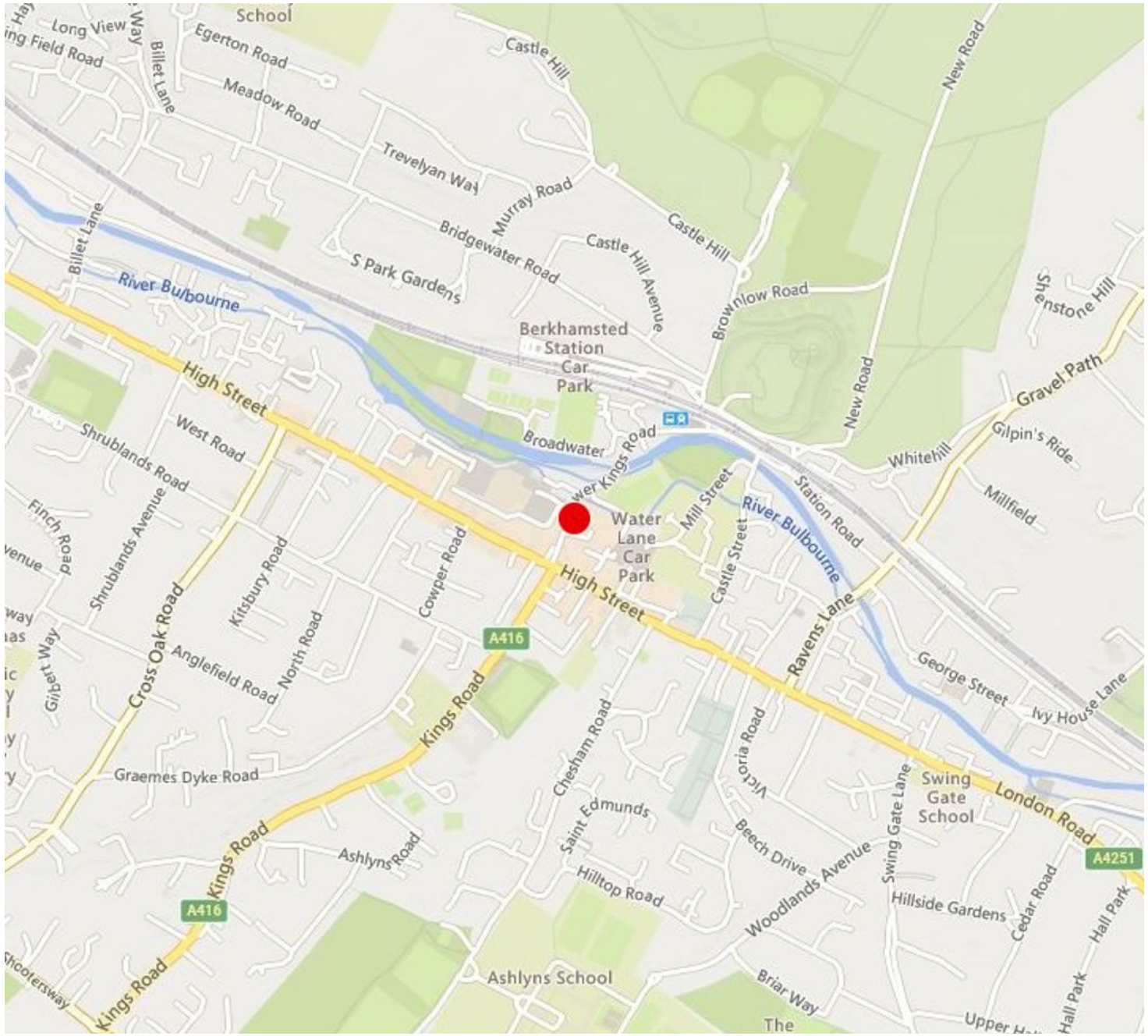
WINE MERCHANTS

little fish



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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