

27-28 HIGH STREET TRING

HP23 5AA

BRASIER FREETH

INCOME PRODUCING, MIXED USE INVESTMENT PROPERTY - FOR SALE FREEHOLD

EXECUTIVE SUMMARY

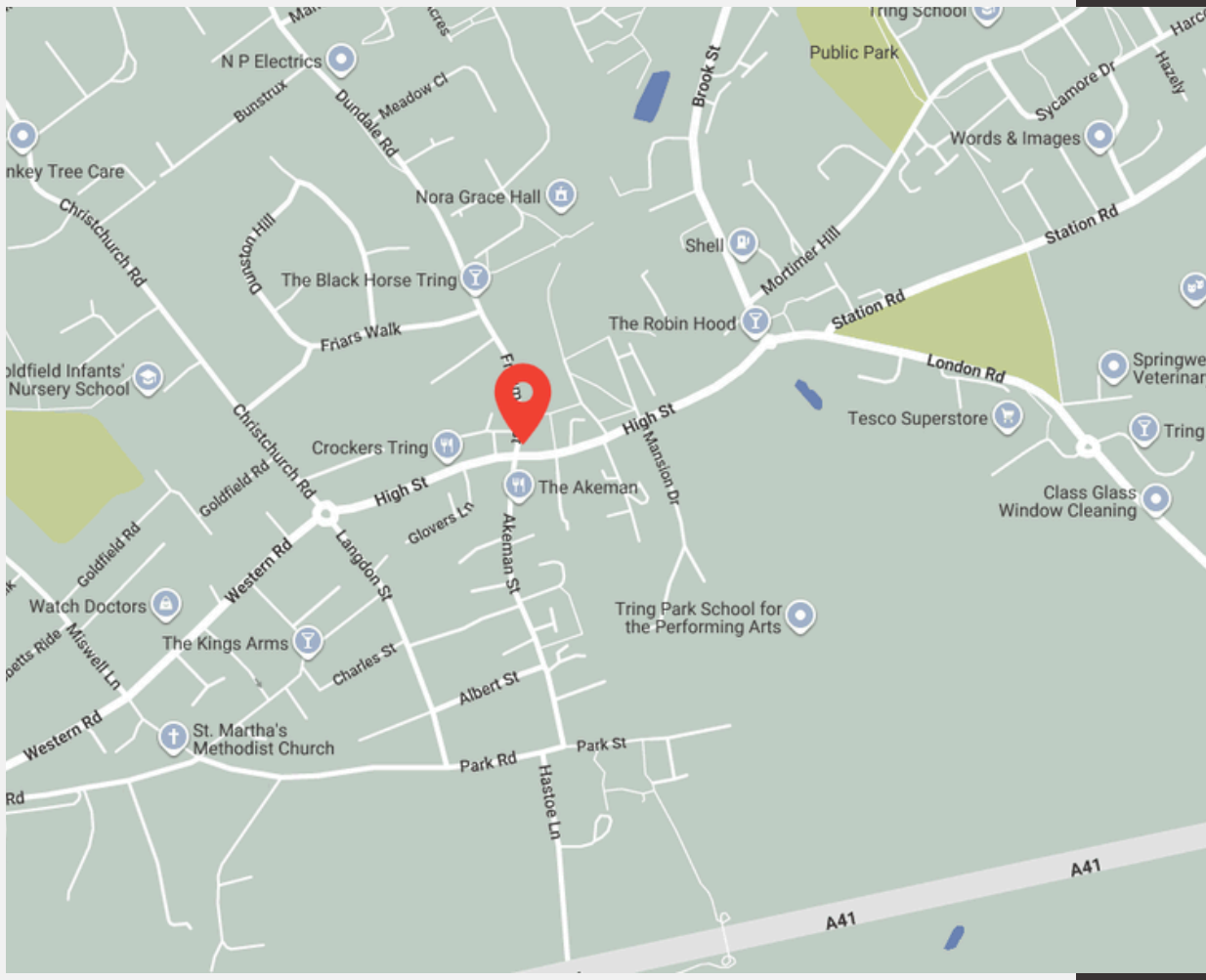
- Shop and basement, with four self-contained residential apartments to upper levels
- Attractive period property in prime High Street location
- Prominent corner position with return frontage
- Affluent and popular commuter town
- Available Freehold, fully let and income producing
- Total current income £64,000 per annum
- Guide Price of £830,000



LOCATION

Tring is a popular and affluent market town situated approximately 30 miles northwest of London. The subject unit occupies a prime position on the main High Street, also enjoying a prominent corner position with return frontage to Frogmore Street, directly adjacent to Costa Coffee and close to M&S Foodhall.

Car parking is currently free for the first hour in a Council owned 160 space car park, approximately two minutes walk from the property,



DESCRIPTION

An attractive, mixed use, end-of-terrace, period property; arranged as a prominent ground-floor retail unit with basement storage, together with four, self-contained residential flats to the first and second floors above, with separate access off Frogmore Street.

The building is of red brick construction beneath a pitched tiled roof, with period architectural detailing including gabled elevations, sash-style windows and a distinctive corner turret, giving it strong street presence and visual identity.

ACCOMMODATION

The premises benefit from the following approximate dimensions and gross internal floor areas:-

Retail

Internal Width	9.4 m	31 ft 2 ins
Built Depth	8.63 m	28 ft 2 ins

Description	Area (Sq.m)	Area (Sq.ft)
Ground Floor Shop	69.40	747
Basement	62.00	667

Residential

Description	Area (Sq.m)	Area (Sq.ft)
Flat 1	31.32	337
Flat 2	35.90	386
Flat 3	37.72	406
Flat 4	35.70	384

TENANCIES

The premises are let and income producing, with the ground floor and basement occupied by 'Culture Bakery', an artisan bakery and cafe specialising in sourdough and viennoiserie, where they have traded successfully since 2020.

The residential apartments above are all separately let on individual assured periodic tenancies:

Description	Type	Expiry Date	Rent
Shop & Basement	EFRI	17 December 2030	£25,000 pa
Flat 1	Assured periodic tenancy	Rolling monthly	£9,600 pa
Flat 2	Assured periodic tenancy	Rolling monthly	£10,200 pa
Flat 3	Assured periodic tenancy	Rolling monthly	£9,600 pa
Flat 4	Assured periodic tenancy	Rolling monthly	£9,600 pa
Total			**£64,000 pa**

GUIDE PRICE

The entire property is available Freehold with the benefit of the tenancies. The guide price is £830,000, plus VAT if applicable.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for the acquisition.

EPC

Description	EPC Rating
Shop & Basement	C 65
Flat 1	D 56
Flat 2	E 54
Flat 3	E 44
Flat 4	D 65



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