

FREEHOLD SHOP WITH VACANT POSSESSION | FOR SALE / TO LET

14 & 14A LAWN LANE HEMEL HEMPSTEAD HP3 9HL

bf.
brasier freeth



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HP3 9HL

Retail Opportunity

FOR SALE WITH VACANT POSSESSION / TO LET

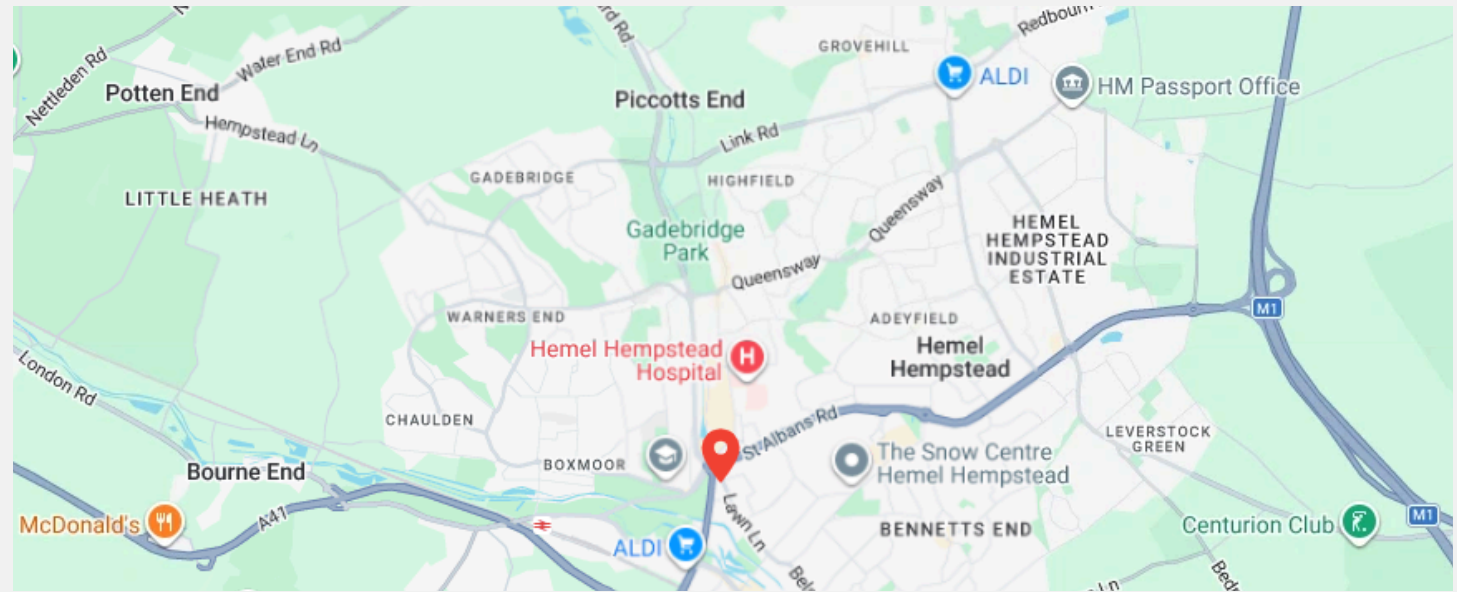
LOCATION

The property is situated approximately 0.3 miles south of Hemel Hempstead town centre on a small neighbourhood parade. Local occupiers include Tesco, Premier and Brim Burgers as well as various independent businesses including cafés & takeaways, restaurants, hair salons and barbers.

Hemel Hempstead has a population of approximately 96,000 and is situated approximately 25 miles northwest of Central London. The town has good communication links, being served by the M1 (Junction 8), M25 (Junctions 20 & 21) and the A41 dual carriageway.

DESCRIPTION

The property comprises two retail shops arranged over ground floor only. Unit 14 was formerly a café/dessert shop and Unit 14a previously traded as a tanning and aesthetics shop. The tarmacked area to the front of the building is allocated to the shops and provides parking for up to two cars. The flats on the first floor have each been sold off on a long leasehold basis.



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ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Floor	Sq.m	Sq.ft
14 - Ground Floor	60.41	650
14a - Ground Floor	102.61	1,104
TOTAL	152.11	1,755

SALE/RENT

The properties are available to be purchased / let separately or combined.

We are seeking offers in the region of £450,000 for the whole property or £225,000 for each unit separately.

Rent upon application.

We understand that VAT is not applicable.

TENURE

The property is available for sale on a freehold basis with vacant possession or to let.

EPC

14 Lawn Lane - B 49

14a Lawn Lane - C 75

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ANTI MONEY LAUNDERING

In accordance with current anti-money laundering regulations, prospective purchasers will be required to provide information such as corporate structure, source of funds, ID and proof of address.

BUSINESS RATES

The VOA website shows an entry in the current Rating List of £13,500 for 14 and £7,900 for 14a.

For rates payable please refer to the Local Charging Authority, Dacorum Borough Council – 01442 228000

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds or the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.