GROUND FLOOR A5 UNIT | TO LET

UNIT 3 DOLPHIN SQUARE TRING HP23 5BN

brasier freeth



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HP23 5BN

LOCATION

Tring is a popular and affluent market town situated approximately 30 miles northwest of London. Dolphin Square is a pedestrianised retail centre at the heart of Tring located off the High Street, adjacent to Frogmore Street.

Dolphin Square is anchored by M&S Foodhall and Morrisons. Other multiple retailers nearby include Specasavers and Costa Coffee, alongside a range of local cafes, an estate agents, independent butchers, a chemists and dry cleaners.

DESCRIPTION

Unit 3 is located directly opposite M&S Simply Food and close to Specsavers.

The premises are arranged at ground floor level only, with the benefit of rear servicing.

A rear staircase has recently been removed from the demise, improving the overall configuration of the space.

ACCOMMODATION

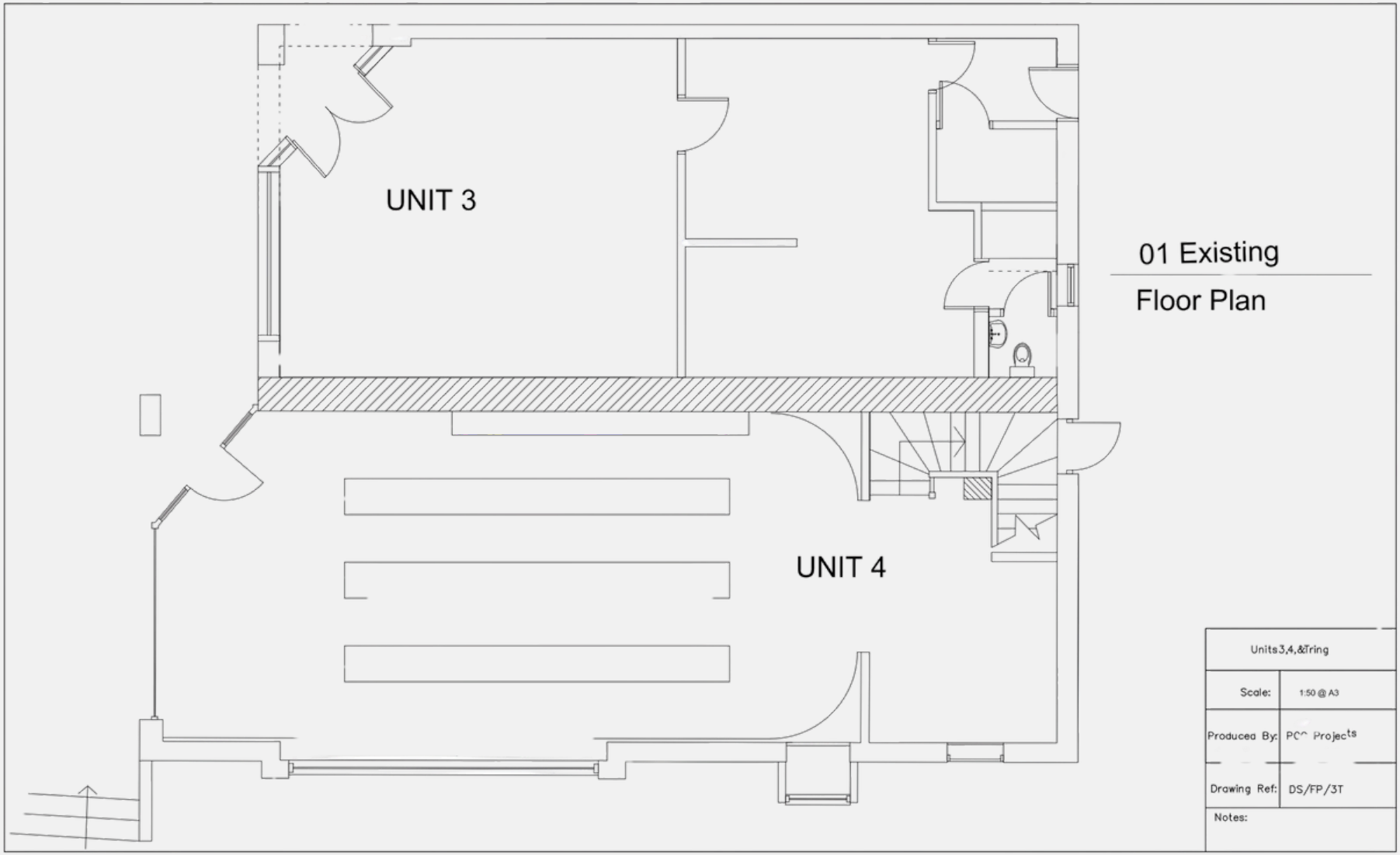
The property has the following approximate dimensions and floor areas:

Internal width	5.9 m	18 ft 8 ins
Shop depth	12.69 m	41 ft 8 ins
Floor	***Size Sq.m***	***Size Sq.ft***
Ground floor	66.90	720









The new configuration of the premises will be as per the layout plan detailed above

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TENURE

A new effectively full repairing and insuring lease for a term to be agreed.

RENT

£22,500 per annum excluding VAT if applicable.

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £16,500.

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.

SERVICE CHARGE

The current 'on account' service charge is circa £650 per annum.

VAT

All figures quoted with these terms are exclusive of VAT, where chargeable.



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