TO LET
OFFICE

GRAHAM SIBBALD

Suite F, 111-113 High Street, Berkhamsted, HP4 2JF

- Redecorated & re-carpeted
- Building fronts onto High Street in centre of town
- Own kitchen and WC
- 100% Business Rates relief

LOCATION

Situated in the city centre of Berkhamsted close to all amenities.

The railway station is also within a short walk, with a regular service with four trains an hour to London (Euston) in a fastest time of 35 minutes

DESCRIPTION

The property comprises a suite of one large and two smaller rooms within this attractive Grade II Listed building fronting onto the High Street in the centre of town. The suite benefits from electric heating together with its own kitchen and WC, a shared entrance and one parking space.

ACCOMMODATION

The property comprises a suite of one large and two smaller rooms within this attractive Grade II Listed building fronting onto the High Street in the centre of town. The suite benefits from electric heating together with its own kitchen and WC, a shared entrance and one parking space.

Second Floor	490 Sq Ft	45.52 Sq M
Total	490 Sq Ft	45.52 Sq M

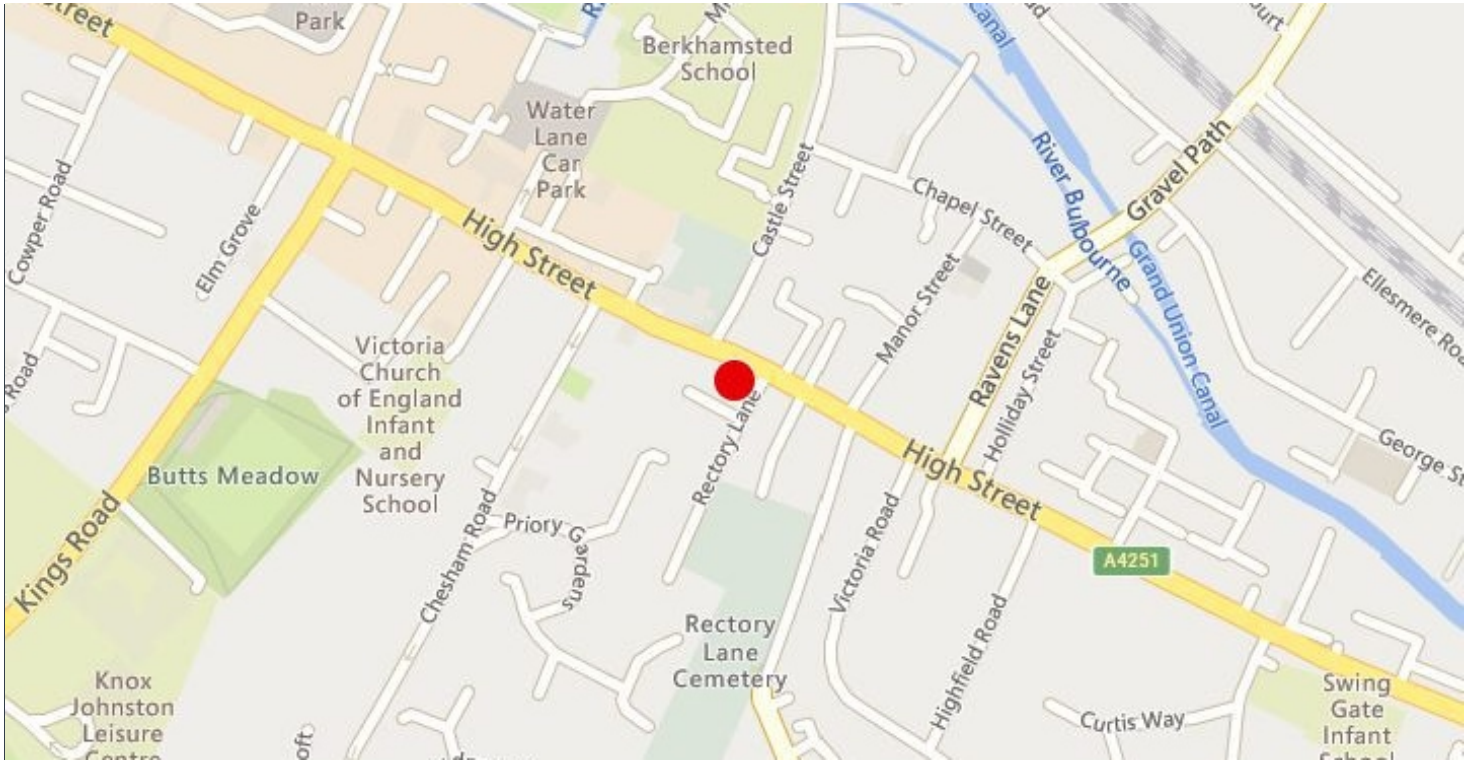
RATEABLE VALUE

According to the VOA website the rating assessment is £7,600 and tenants should therefore be able to claim 100% rates relief subject to terms and conditions

VAT
This property is subject to VAT.

QUOTING RENT
£12,500 Per Annum

TENURE
A new lease is available from two years upwards. A service charge is payable in addition



To arrange a viewing please contact:

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Director
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01442 220801

CONNOR HARRINGTON
Commercial Surveyor
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IMPORTANT NOTICE
1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.