



**AITCHISON
RAFFETY**



- RARE FREEHOLD OPPORTUNITY
- Would suit a variety of class E uses
- Self-contained building
- Air conditioned
- 3 separate office areas
- Well fitted kitchen
- Popular town
- Gas central heating

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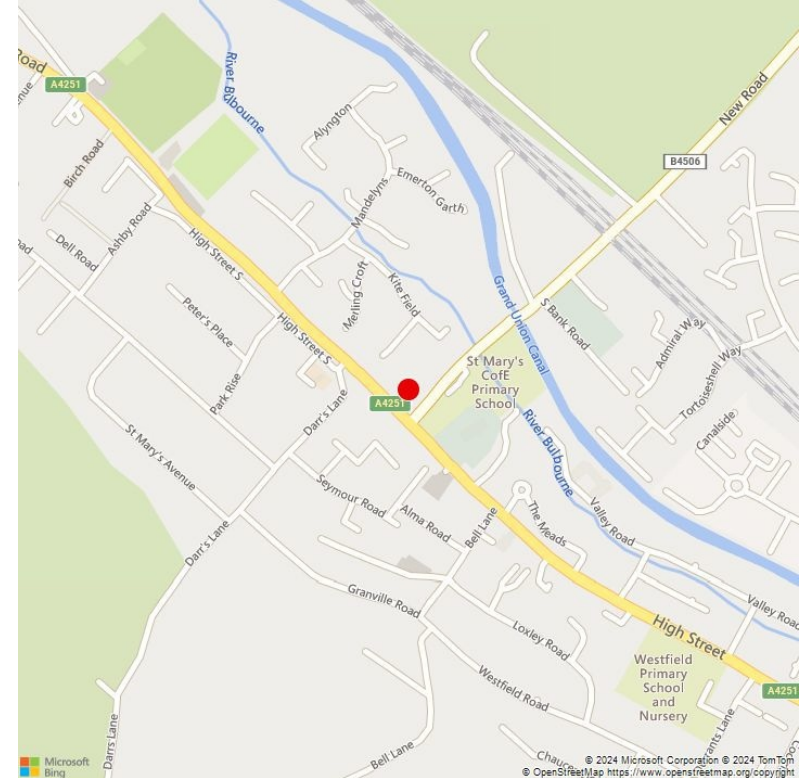
Castle House, 102 High Street, Northchurch, Berkhamsted, Hertfordshire, HP4 3QN

Self-Contained Class Premises [What3words///milk.query.buyers](https://www.what3words.com/milk.query.buyers)

Approx. 1,234 Sq Ft (114.64 Sq M)

For Sale

Castle House, 102 High Street, Northchurch, Berkhamsted, Hertfordshire, HP4 3QN



Description

The property comprises an end of terrace building mainly on the ground floor but with a small first floor area. The space is fitted as mainly open plan offices on the ground floor, plus a meeting room and kitchen, and an office area, storage and boiler room on the first floor. There is a well fitted kitchen, a disabled persons WC and unisex WC. There is air-conditioning plus gas CH.

Location

The property is in the popular town of Berkhamsted

The town centre is approximately 1.3 miles away

Floor Area

Ground Floor	936 Sq Ft	86.95 Sq M
First Floor	297 Sq Ft	27.59 Sq M
Total	1,234 Sq Ft	114.64 Sq M

Price

£295,000

Terms

The premises are for sale freehold with vacant possession

Business Rates

Rateable value £19,750. We believe that the rates payable will be £9,855.25 for 2024-25 although there may be some transitional relief.

VAT

We understand that the property is not elected for VAT and therefore is not payable in this instance.

Energy Performance Rating

Awaiting EPC

Viewings

Strictly by appointment via the sole agents Ian Archer, 01442 220800, ian.archer@argroup.co.uk or Connor Harrington, 01442 220800, connor.harrington@argroup.co.uk



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