

FOR SALE
RETAIL SALE & LEASEBACK INVESTMENT PLUS 2 RESIDENTIAL UNITS



**49 High Street, Hemel Hempstead,
Hertfordshire, HP1 3AF**

- Retail and residential investment opportunity with an income from Day 1 of £22,100 but potential for £34,100
- 2 residential apartments - one let and one to be vacant
- Part let, with potential to improve the income
- In attractive Old Town area of Hemel Hempstead

LOCATION

Situated on the High Street in Hemel Hempstead 'Old Town', opposite the old Market Place.

The High Street has had a major overhaul by the council in recent years, with significant investment in roads and signage as well as to Gadebridge Park nearby, providing a riverside trail. There have also been a number of residential developments that have brought an influx of new residents



DESCRIPTION

The property comprises a ground floor and basement Class E shop to be let out on a sale and leaseback at £12,500 p.a. together with 2 separate flats, one of which is rented out producing an income of £800 pcm but with potential for a total income of £34,100 p.a.

ACCOMMODATION

The property comprises a ground floor and basement shop together with 2 separate apartments.

No 49a is a maisonette to the rear with its own self-contained access off Fig Tree Hill. This comprises an entrance into the kitchen and dining space, leading upstairs to a living area. Stairs up then lead to the 2nd floor with a double and a single bedroom with bathroom and WC. The flat benefits from gas CH from a modern condensing boiler.

No 49c is a maisonette with its own entrance at the front next to the shop, with stairs up to a double bedroom, kitchen/dining/living space and shower room with WC. It also benefits from gas CH

Ground	393 Sq Ft	36.51 Sq M
Basement	260 Sq Ft	24.15 Sq M
Total	653 Sq Ft	60.66 Sq M

RATEABLE VALUE

This property should benefit from 100% rates relief



VAT

There is no VAT payable

ENERGY PERFORMANCE CERTIFICATE

Shop Rating 67 - Band C

Flat 49a Rating 64 - Band D

Flat 49c Rating 75 - Band C

QUOTING PRICE

£432,000 Offers in the Region of

TENURE

The entire property is for sale freehold subject to the tenancy of Flat 49c

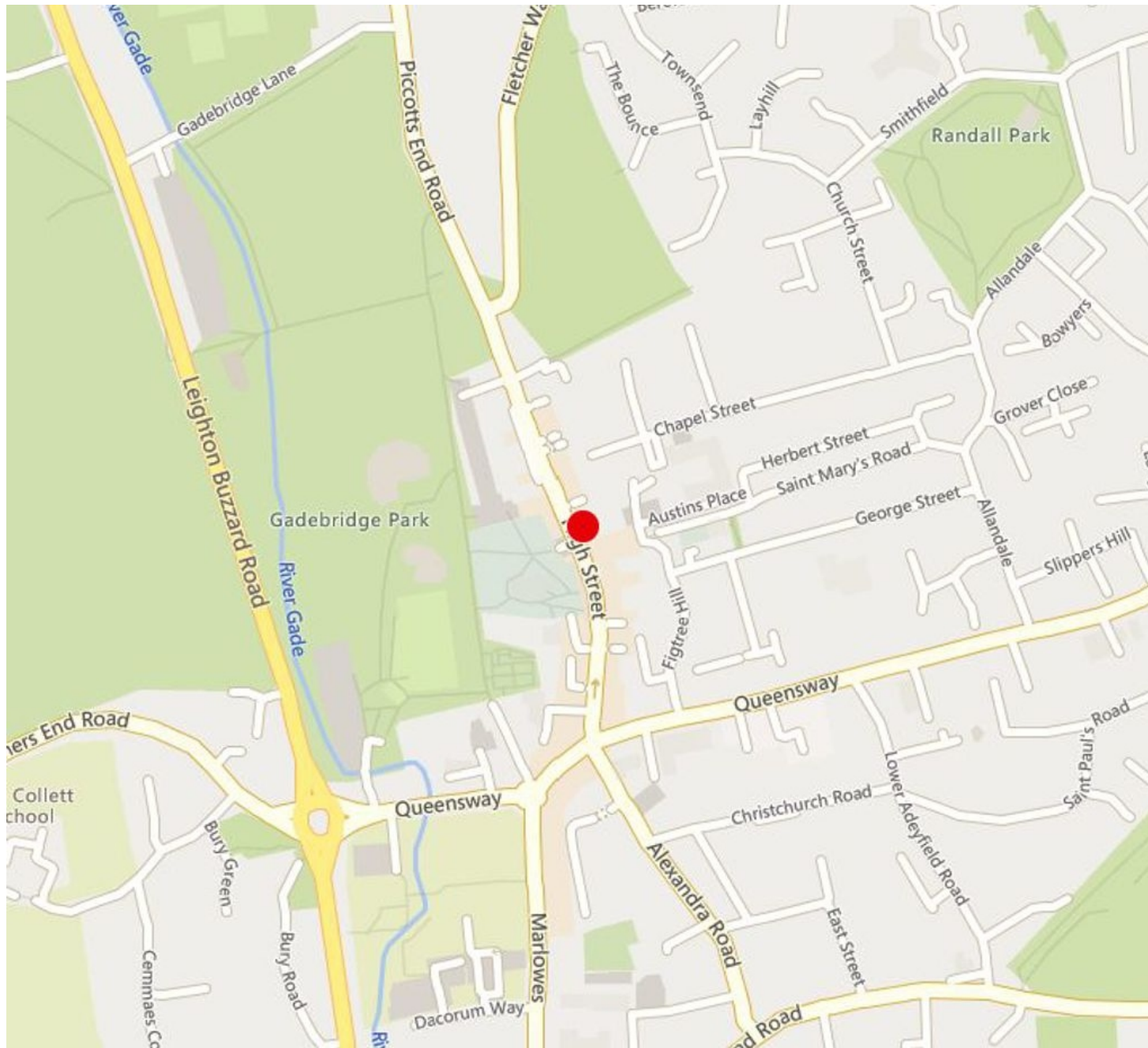
The shop is to be let on a sale and leaseback basis at a rental of £12,500 p.a. on a new 10 year lease with 5 year review on an FRI basis and subject to an open market review linked to the CPI increase or decrease but with a collar and cap of 2% & 4% p.a.

We are advised that Flat 49a has a potential rental value of £950 pcm being £11,400 p.a. and Flat 49c has a potential rental value of £850 pcm being £10,200

No 49c was originally let on a 12 month AST from 2 August 2021. A Supplemental Agreement was made on 21 July 2025 increasing the rent from 2 August 2025 to £800 pcm and extending the term to 1 August 2026. A copy of the lease is available upon request.

The income will be £22,100 initially but with a total potential rental rent in the region of £34,100 p.a. Flat 49a will be sold vacant





To arrange a viewing please contact:



IAN ARCHER
Director
ian.archer@g-s.co.uk
01442 220801



CONNOR HARRINGTON
Commercial Surveyor
connor.harrington@g-s.co.uk
01442 220800

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ANTI-MONEY LAUNDERING (AML) PROCESS

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.