



**AITCHISON
RAFFETY**



- Prominent ground floor shop in busy High Street location
- 2 car parking spaces
- On street parking to front
- Rear access
- Close to Waitrose
- Nearby occupiers include Crew, Mint Velvet & JoJo Maman Bebe

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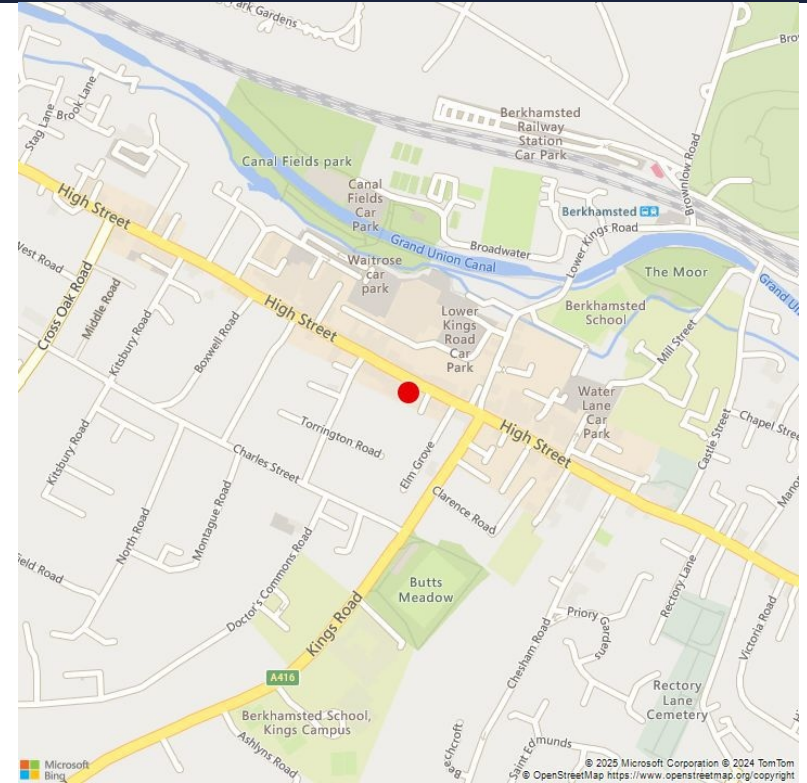
221 High Street, Berkhamsted, Hertfordshire, HP4 1AD

Retail Unit Available

Approx. 746 Sq Ft (69.3 Sq M)

To Let

221 High Street, Berkhamsted, Hertfordshire, HP4 1AD



Description

The property comprises a mid-terraced ground floor lock up shop with WC facilities to the rear and a small store room externally. There is rear access from the rear car park, with 2 parking spaces allocated

Location

Situated on the main High Street in Berkhamsted, nearby occupiers include Crew, Jojo Maman Bebe, Temptations, Wenzels Bakery and Epicure café. Other retailers in the town include Mint Velvet, Fatface and Waterstones

Floor Area

Retail Area	746 Sq Ft	69.3 Sq M
Total	746 Sq Ft	69.3 Sq M

Rent

£41,500 per annum

Terms

Available by way of a new effectively full repairing and insuring lease via a service charge for a term to be agreed subject to 5 yearly rent reviews outside the security of tenure of the Landlord & Tenant Act 1954

Business Rates

From internet enquiries we are advised that the rateable value is £26,500. Tenants should check the amount payable as this may vary depending upon the number of premises occupied.

VAT

VAT is payable in addition

Energy Performance Rating

Band A - 19

Viewings

By appointment via sole agents -
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