



## Ground Floor Retail/Office With Storage

### **56 London Road**

Apsley, Hemel Hempstead, HP3 9SB

Office, Retail

# TO LET

**1,231 sq ft**

(114.36 sq m)

- A prominently located detached building situated in an established retail location
- 2 allocated car parking spaces
- Suitable for alternative uses subject to planning

# 56 London Road, Apsley, Hemel Hempstead, HP3 9SB

## Summary

|                |                   |
|----------------|-------------------|
| Available Size | 1,231 sq ft       |
| Rent           | £25,000 per annum |
| Rates Payable  | £5,988 per annum  |
| Rateable Value | £12,000           |
| EPC Rating     | E (106)           |

## Description

The property comprises the ground floor office area with first floor storage. The property is also suitable for retail/showroom or other uses subject to planning.

## Location

The property is prominently located fronting London Road, Apsley (A4251) in what is an established but mixed retail neighborhood of Hemel Hempstead.

The property is situated opposite a part residential/part retail development site in close proximity to Dunelm Mill, Wickes and Apsley retail park.

There is high footfall and traffic through this area of Hemel Hempstead with Apsley also benefiting from its own mainline railways station.

## Accommodation

The accommodation comprises the following net internal floor areas:

| Name                                           | sq ft        | sq m          |
|------------------------------------------------|--------------|---------------|
| Ground - with ancillary rear storage/workshop  | 1,030        | 95.69         |
| 1st - Storage above ground floor rear workshop | 201          | 18.67         |
| <b>Total</b>                                   | <b>1,231</b> | <b>114.36</b> |

## Terms

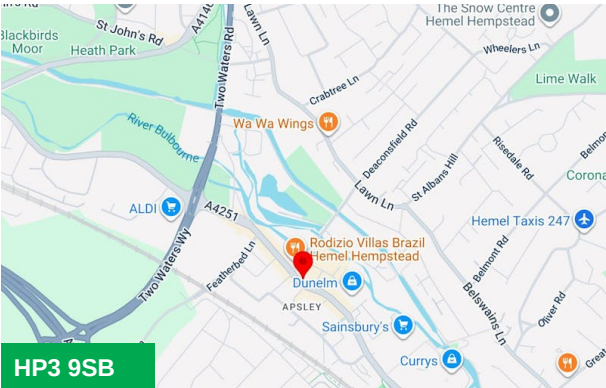
The property is available by way of a full repairing and insuring lease for a term to be agreed.

## VAT

The property is not elected for VAT and therefore VAT is not payable on the rent.

## Viewings

Strictly by appointment via sole agents.



## Viewing & Further Information

### Harrison Hobbs

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### Stimpsons

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