



*AITCHISON  
RAFFETY* 

Now part of  
 **GRAHAM  
SIBBALD**

- Recently refurbished as a convenience store
- Elevated position on busy high street
- Lock up shop
- First floor suitable for additional sales or other uses
- Double fronted retail unit
- Use class E
- Ground floor kitchenette & WC

Ian Archer  
[ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk)  
01923 210733

Connor Harrington  
[connor.harrington@argroup.co.uk](mailto:connor.harrington@argroup.co.uk)  
01923 210733

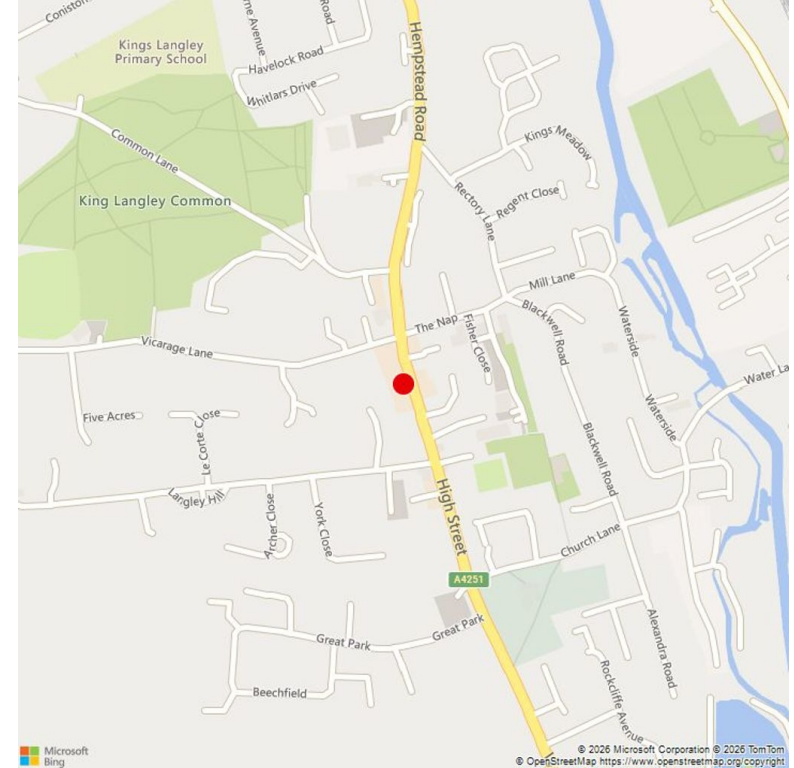
8 High Street, Kings Langley, Hertfordshire, WD4 8BH

Prominent double fronted retail unit

Approx. 759 Sq Ft (70.51 Sq M)

**For Sale**

# 8 High Street, Kings Langley, Hertfordshire, WD4 8BH



## Description

The property comprises an attractive Grade II Listed two storey lockup shop. The property has recently been refurbished as a convenience store with associated fixtures and fittings, new flooring and LED lighting.

The shop benefits from a double frontage and a new purchaser could use as a convenience store or the property could be sold vacant and would suit a number of additional uses within Use Class E. The property benefits from a largely open plan retail area and first floor accommodation/ storage. On the ground floor there is a separate kitchen and WC.

## Location

The shop is located on the High Street in Kings Langley, a popular village at the junction of the A4146 and the M25 (J20). The village benefits from a railway station with a fast regular service to London (Euston) which makes it a popular commuter location as well as having a high percentage of ABC population within close proximity. The Langley Hill free car park is also within approx. 350 yards of the property and there is free parking for an hour on the street.

## Floor Area

Ground Floor	503 Sq Ft	46.73 Sq M
First Floor	256 Sq Ft	23.78 Sq M

### IMPORTANCE NOTICE

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## Price

Offers in excess of £380,000

## Terms

Available Freehold.

The owner could consider selling the existing fixtures and fittings by separate negotiation.

## Business Rates

From verbal enquiries, we understand the current rateable value will be £29,000 from April 2026. Rates relief may be available subject to terms and conditions.

## VAT

We are advised that the property is not subject to VAT.

## Energy Performance Rating

C - 59

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

Strictly by appointment via the sole agents Ian Archer, 01923 210 733, [ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk) or Connor Harrington, 01923 210 733, [connor.harrington@argroup.co.uk](mailto:connor.harrington@argroup.co.uk)

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