



- Redecorated & re-carpeted
- Building fronts onto High Street in centre of town
- Own kitchen and WC
- 100% Business Rates relief

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**Suite F, 111-113 High Street, Berkhamsted, HP4 2JF**

Second Floor Suite of 3 Rooms plus Kitchen  
Approx. 490 Sq Ft (45.52 Sq M)

**To Let**

# Suite F, 111-113 High Street, Berkhamsted, HP4 2JF



## Description

The property comprises a suite of one large and two smaller rooms within this attractive Grade II Listed building fronting onto the High Street in the centre of town. The suite benefits from electric heating together with its own kitchen and WC, a shared entrance and one parking space.

## Location

Situated in the city centre of Berkhamsted close to all amenities.

The railway station is also within a short walk, with a regular service with four trains an hour to London (Euston) in a fastest time of 35 minutes

## Floor Area

Second Floor	490 Sq Ft	45.52 Sq M
<b>Total</b>	<b>490 Sq Ft</b>	<b>45.52 Sq M</b>

## Rent

£12,500 per annum exclusive

## Terms

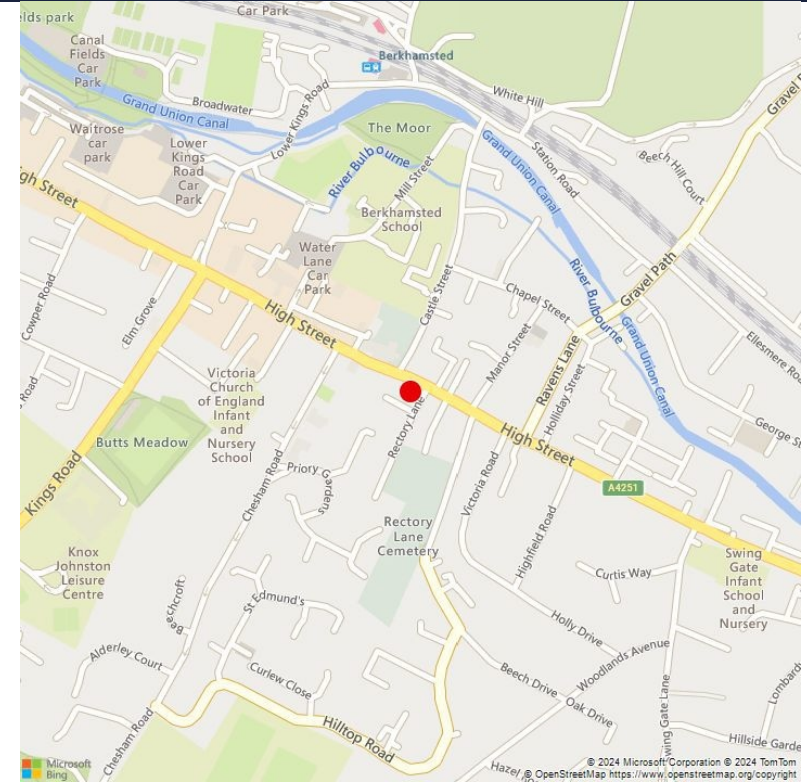
A new lease is available from two years upwards. A service charge is payable in addition

## Business Rates

According to the VOA website the rating assessment is £7,600 and tenants should therefore be able to claim 100% rates relief subject to terms and conditions

## VAT

This property is subject to VAT.



## Viewings

Strictly by appointment via the sole agents Ian Archer, 01442 220800, [ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk)



[www.argroup.co.uk](http://www.argroup.co.uk)



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