



**AITCHISON
RAFFETY**



- Good sized double fronted shop
- Large basement retail area 457 sq ft/42.45 sq m
- Short term on-street parking in front
- High profile location close to Tesco

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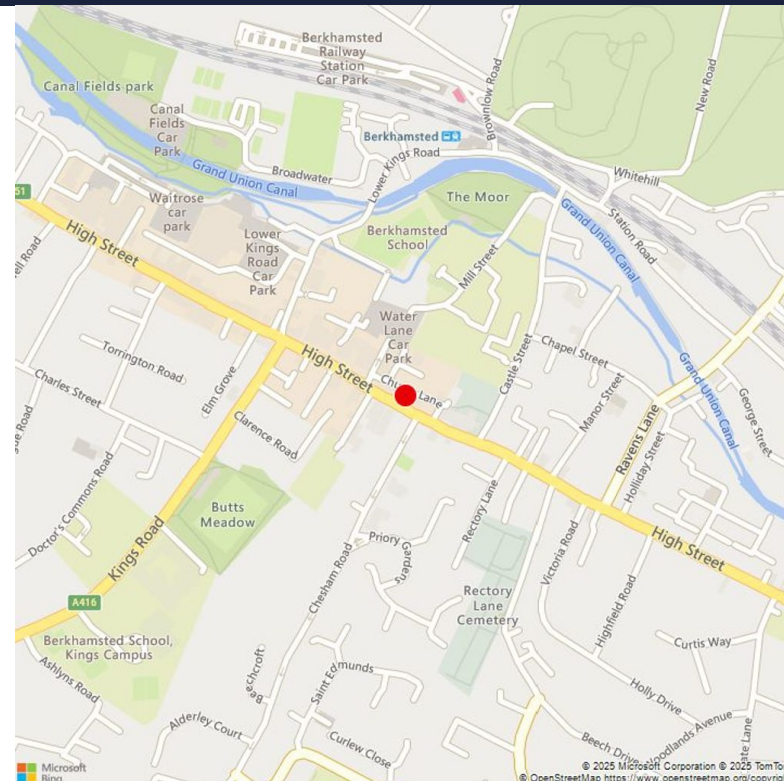
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152 High Street, Berkhamsted, Hertfordshire, HP4 3AT

Prime Lock Up Shop

Approx. 477 Sq Ft (44.31 Sq M)

To Let



Description

The property comprises a lock up shop with large dry basement with a kitchenette and useful storage space.

Location

The property is situated on a main High Street through Berkhamsted, a popular market town that has attracted retailers such as Mint Velvet, Fat Face, Prime and an empty M&S Simply Food store.

The immediate shops surrounding are a mixture of cafe's and estate agents as well as retailers.

Floor Area

Retail Area	477 Sq Ft	44.31 Sq M
Basement	457 Sq Ft	42.46 Sq M
Total	477 Sq Ft	44.31 Sq M

Rent

£36,000 per annum exclusive

Terms

The premises are available by way of a new effectively FRI lease for a term of 10 years subject to 5 year rent reviews.

Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £27,000. Retailers should pay £8,233.50 subject to terms & conditions.

VAT

This is no VAT in this letting.

Energy Performance Rating

Band C - 65

Legal Costs

Each party to pay their own legal costs.

Viewings

Strictly by appointment via the sole agent - Aitchison Raffety
01442 220800
lan.archer@argroup.co.uk or
connor.harrington@argroup.co.uk

**AITCHISON
RAFFETY**

www.argroup.co.uk



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