



## Double Fronted Retail Premises

**64-66 London Road**

Apsley, Hemel Hempstead, HP3 9SD

Retail

**TO LET**

**1,175 sq ft**

(109.16 sq m)

- Attractive double fronted retail premises
- Air conditioned
- Rear storage and office area
- Suitable for alternative uses (subject to planning)
- Close to Apsley retail park

# 64-66 London Road, Apsley, Hemel Hempstead, HP3 9SD

## Summary

Available Size	1,175 sq ft
Rent	£31,500 per annum
Rates Payable	£12,724.50 per annum
Rateable Value	£25,500
Service Charge	N/A
VAT	Not applicable
EPC Rating	D (77)

## Description

The property comprises a lock up ground floor shop benefiting from an open plan retail area together with rear storage/office, WC and rear pedestrian loading access.

## 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 areas:

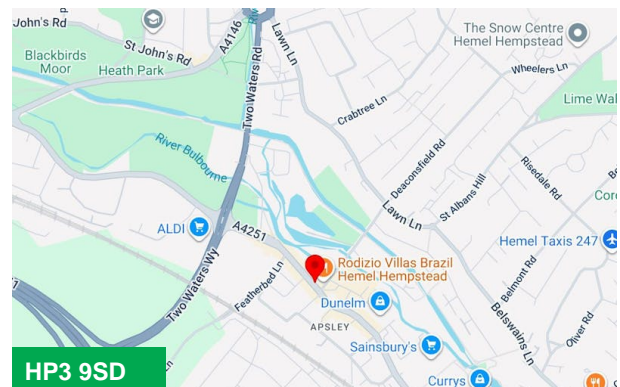
Name	sq ft	sq m
Ground	1,175	109.16
<b>Total</b>	<b>1,175</b>	<b>109.16</b>

## Terms

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

## Viewings

Strictly by appointment only via sole agents.



## Viewing & Further Information

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