

TO LET
RETAIL/WINEBAR/CAFE

 **GRAHAM
SIBBALD**



**29-31 Lower Kings Road,
Berkhamsted,
Hertfordshire, HP4 2AB**

- Large retail unit of 1,601 sq.ft available in prime location
- Currently fully fitted as a wine bar, with fixtures and fittings available at a separate cost
- Air-conditioned, kitchen washup area, disabled persons WC and unisex WC

LOCATION

The property is located in Berkhamsted, an attractive town with a population in the region of 20,000, benefitting from a private school, golf courses and beautiful countryside, making it popular with tourists and walkers.

Situated in the centre of Berkhamsted on the road to the railway station and opposite the entrance to the Waitrose car park and main Council car park, the property has a good position within the town centre



DESCRIPTION

A large retail / winebar unit of 1,601 sq.ft all on one level currently fitted with AC

ACCOMMODATION

The property comprises a large open seating area with bar along the right hand side. There is a kitchen washup area to the rear, together with separate secure store rooms and a disabled persons and a unisex WC at the rear, plus rear access for loading

Ground Floor	1,601 Sq Ft	148.73 Sq M
Total	1,601 Sq Ft	148.73 Sq M

RATEABLE VALUE

The rating assessment is £46,250. If tenants are in the Retail and hospitality sector then the rates payable would be £17,667 for 2026-27



ENERGY PERFORMANCE CERTIFICATE

Band B - Rating 44

QUOTING RENT

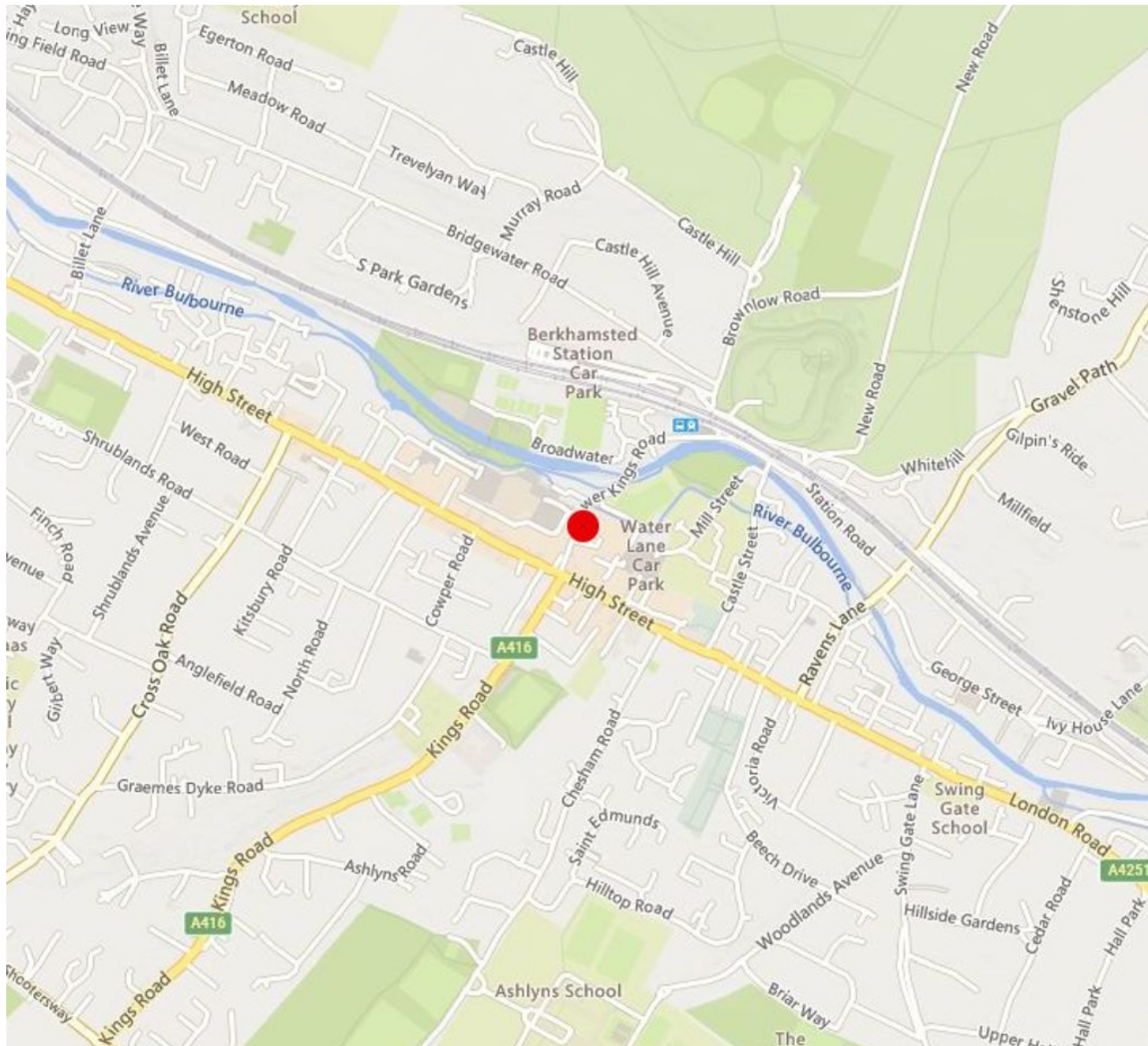
£55,000 Per Annum

TENURE

A new lease is available for a term of 10 years subject to a 5 year rent review, to be excluded from the security of tenure of the Landlord & Tenant Act 1954







To arrange a viewing please contact:



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CONNOR HARRINGTON
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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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Date published: 06-Aug-2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.