AITCHISON RAFFETY

- Redecorated
- Room fronts onto High Street in centre of town
- Own kitchen
- 100% business rates relief subject to T & C's

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Room L1, First Floor Room, 111-113 High Street, Berkhamsted, HP4 2JF

Large Room on First Floor

Approx. 250 Sq Ft (23.22 Sq M)

To Let

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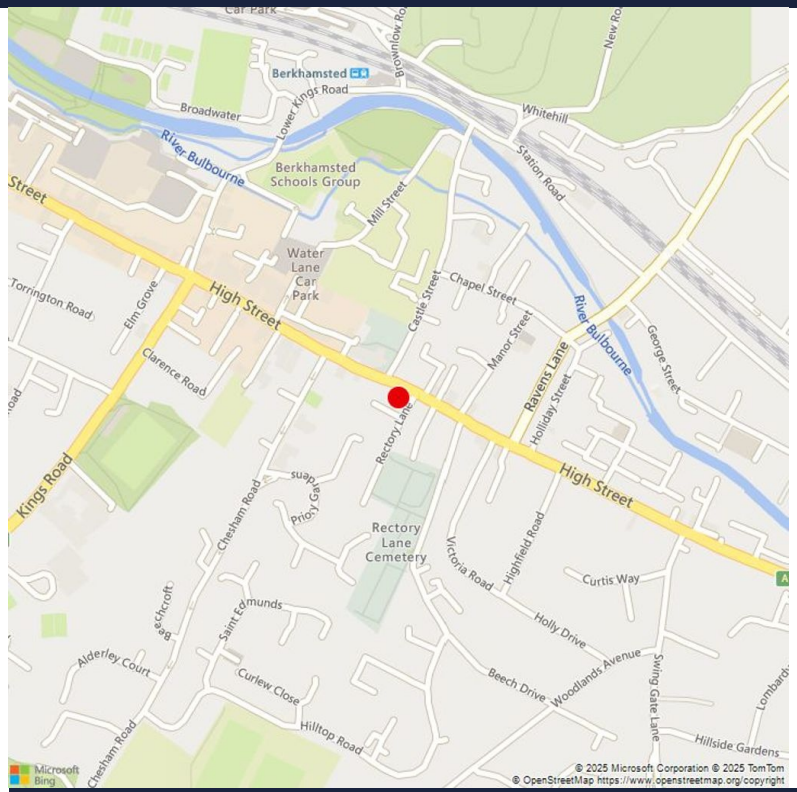

Description

The property comprises a large room within this attractive Grade II Listed building fronting onto the High Street in the centre of town. The suite benefits from air conditioning, a shared entrance and one parking space.

Location

Situated in the 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

First Floor	250 Sq Ft	23.22 Sq M
Total	**250 Sq Ft**	**23.22 Sq M**

Rent

£840 pcm all inclusive.

Terms

A new lease is available from two years upwards.

Business Rates

To be confirmed but according to the VOA website we believe that no rates should be payable

VAT

All quoted rents are subject to VAT.

Energy Performance Rating

Band E - 123

Viewings

By appointment via sole agents - Aitchison Raffety 01442 220800, ian.archer@argroup.co.uk or Connor Harrington, connor.harrington@argroup.co.uk.

AITCHISON RAFFETY

www.argroup.co.uk

RICS

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