

TO LET
MIXED USE/RETAIL/ RESIDENTIAL/ OFFICE



**167 High Street, Berkhamsted,
Hertfordshire, HP4 3HB**

- Prominent Retail + Office + Residential premises available
- Ground floor retail premises of circa 478 sq ft
- First floor one bedroom flat with ability to sublet
- Property available as a whole for £36,500 pax

LOCATION

The property is located in the heart of Berkhamsted town centre in a busy retail location. Berkhamsted is well located via road being directly off the A41 which in turn leads to the M25 (J20) with access to all locations surrounding London. Berkhamsted Train Station is within a short walking distance of the property with regular services into Central London.



DESCRIPTION

The property provides a ground floor retail unit with a step up halfway through the unit. The property also has a rear access to a communal corridor leading up to the first floor office and first floor one bedroom flat. A further staircase then leads up to the 2nd floor with two more offices and a reception/ lounge area inbetween.

The first floor one bedroom flat comprises of a good sized living room, one bedroom, kitchen and w/c. The residential element could be sublet or used by the commercial tenant. If subletting, any interested parties would have to familiarise themselves with the latest Renters Rights Act legislation accordingly.

The property is available as a whole and would suit a number of uses. The property has most recently been used as a wellness/ health clinic and would suit a similar use.

ACCOMMODATION COMMERCIAL

Ground Floor	478 Sq Ft	44.41 Sq M
Retail		
First Floor Office/ Ancillary	100 Sq Ft	9.29 Sq M
Second Floor Office/ Ancillary	340 Sq Ft	31.59 Sq M
Total	918 Sq Ft	85.28 Sq M

RATEABLE VALUE

From internet enquiries the rateable value for the shop is £28,000. The flat is in Council Tax Band B.



VAT

The property is subject to VAT in addition

ENERGY PERFORMANCE CERTIFICATE

B 46 (Commercial)

QUOTING RENT

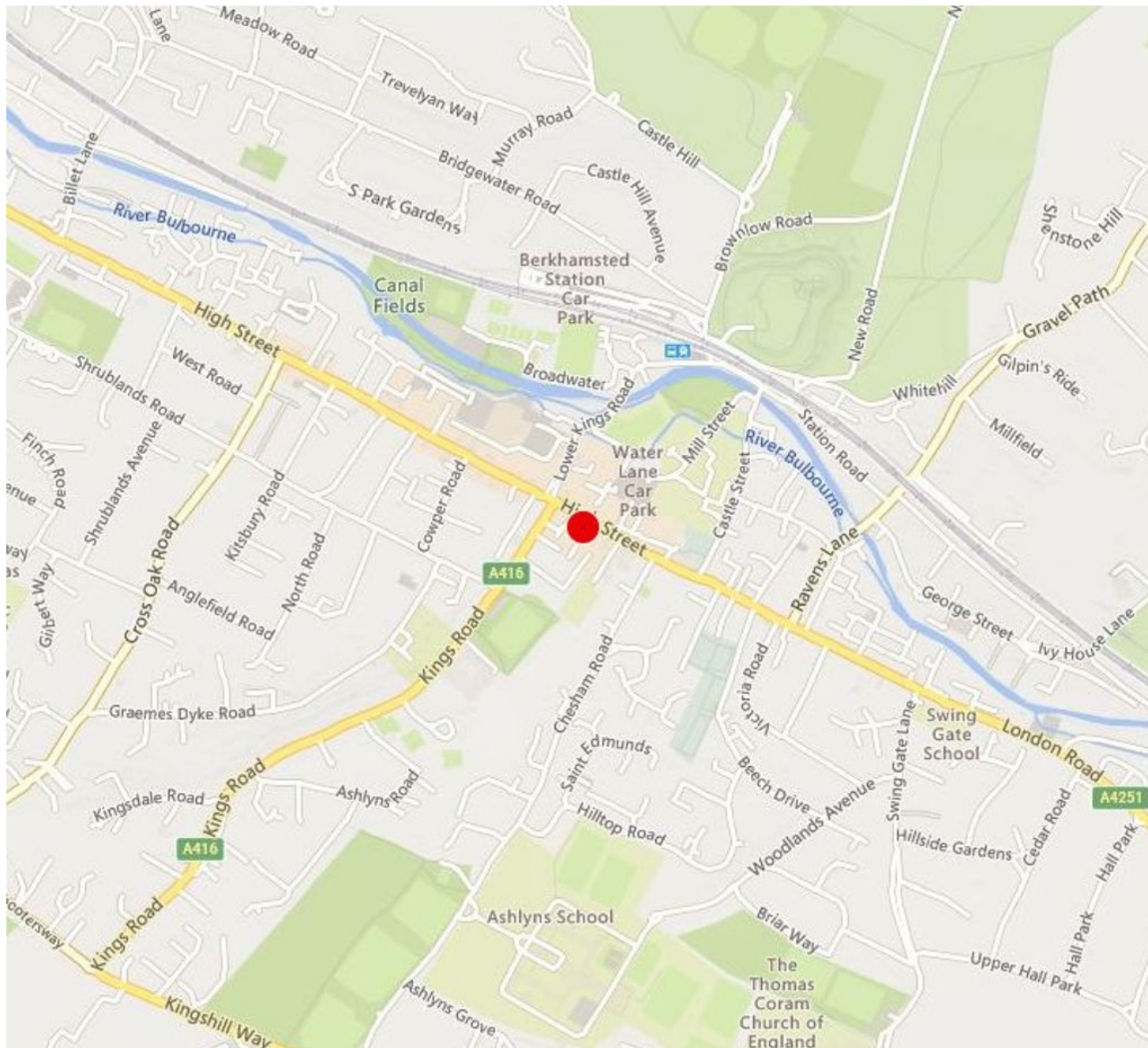
£36,500 Per Annum

TENURE

Available on a new lease by negotiation for the whole only.

LEGAL COSTS

Each party is to be responsible for their own legal costs.



To arrange a viewing please contact:



CONNOR HARRINGTON
Commercial Surveyor
connor.harrington@g-s.co.uk
01442 220800



IAN ARCHER
Director
ian.archer@g-s.co.uk
01442 220801

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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