



# AITCHISON RAFFETY



- Attractive retail unit
- Grade II Listed
- Elevated position on busy High Street
- Lock-up shop
- First floor suitable for additional sales or other uses
- Use class E

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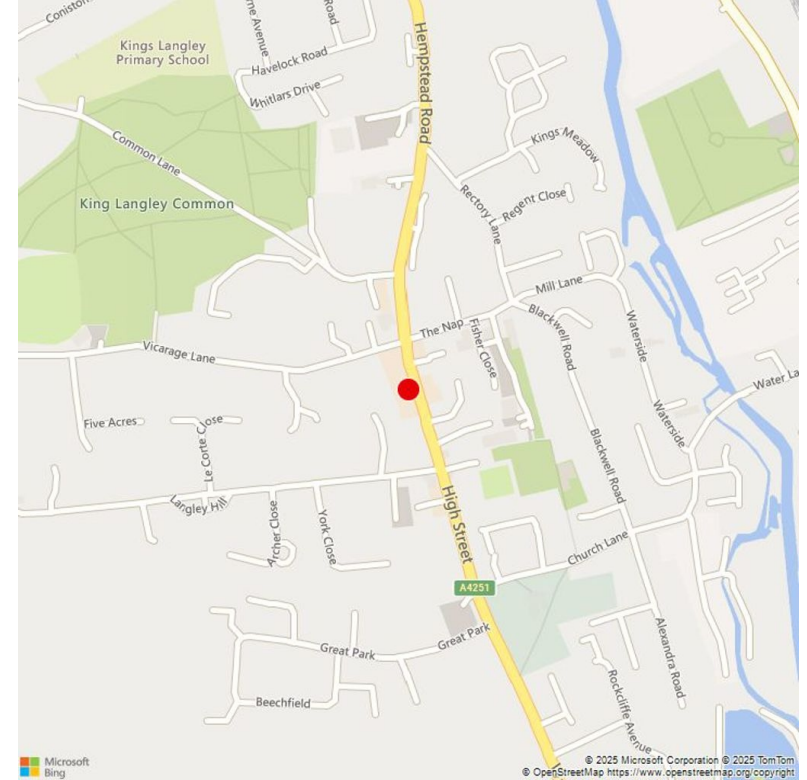
6 High Street, Kings Langley, Hertfordshire, WD4 8BH

Town Centre Retail Unit

Approx. 417 Sq Ft (38.74 Sq M)

**For Sale/  
To Let**

# 6 High Street, Kings Langley, Hertfordshire, WD4 8BH



## Description

The property comprises an attractive Grade II Listed two storey lock-up shop. The shop would lend itself to a variety of uses within use class E due to an open plan retail area and first floor accommodation. There is a WC on the ground floor and a small kitchen on the first floor.

## Location

The shop is located on the High Street in Kings Langley, a popular village at the junction of the A4146 and the M25 (J20). The village benefits from a railway station with a fast regular service to London (Euston) which makes it a popular commuter location as well as having a high percentage of ABC population within close proximity.

The Langley Hill car park is also within approx. 350 yards of the property providing free parking for an hour.

## Floor Area

Ground Floor Retail	218 Sq Ft	20.25 Sq M
First Floor	199 Sq Ft	18.49 Sq M
<b>Total</b>	<b>417 Sq Ft</b>	<b>38.74 Sq M</b>

## Price/Rent

£250,000 / £17,500 per annum exclusive

## Terms

Available for a sale freehold with vacant possession or to let on a new on full repairing terms.

## Business Rates

The rateable value is £14,750. If you qualify for retailers relief then the rates payable should be £4,048 for 2025-26.

## VAT

There is no VAT payable

## Energy Performance Rating

EPC Rating 53 - Band C

## Viewings

Strictly by appointment via the sole agents  
 Aitchison Raffety Ian Archer  
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