



# AITCHISON RAFFETY



- Short term free street parking
- Small kitchen at rear
- WC facilities
- Class E use permitting café use, or office use
- Potential for alternative uses STP
- Two store rooms at first floor
- NO BUSINESS RATES TO PAY

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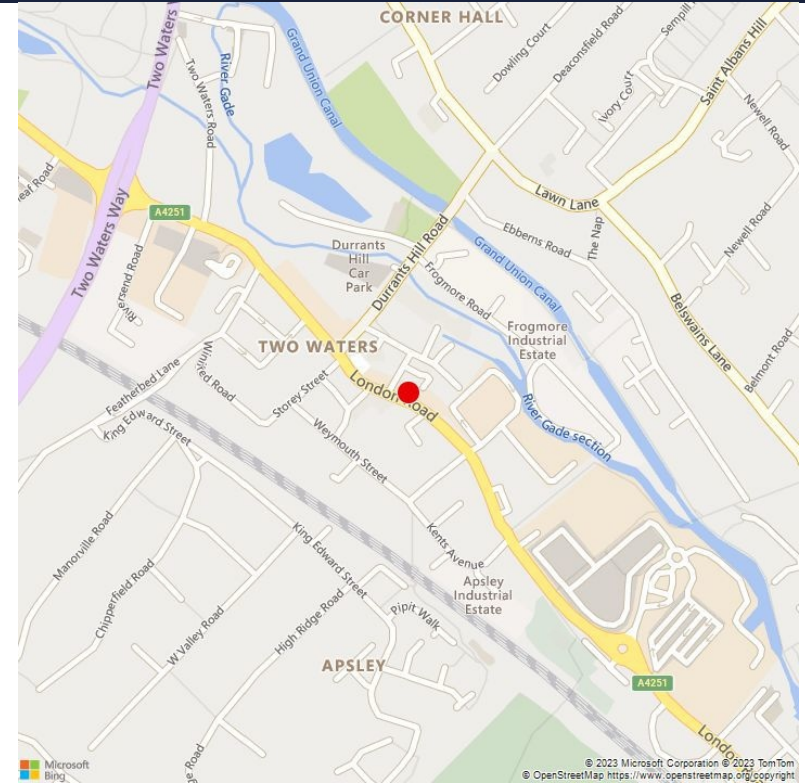
42 London Road, Hemel Hempstead, Hertfordshire, HP3 9SB

Ground and first floor lock up shop

Approx. 556 Sq Ft (51.7 Sq M)

## For Sale

# 42 London Road, Hemel Hempstead, Hertfordshire, HP3 9SB



## Description

The property comprises a two storey shop / commercial premises with an open plan ground floor, with a small kitchenette at the rear and WC. There is an aluminium glazed shop front. Heating is from electric heaters. On the first floor are 2 rooms useable as storage.

## Location

The premises are situated in the busy Apsley area on the southern side of Hemel Hempstead, close to the junction with the A41 and on the busy route to Sainsbury and the retail warehouse parks nearby, which include Halfords, Currys and The Range. There is free short term street parking in front as well as the large retail park with Dunelm 100 yards away

## Floor Area

Ground Retail Area	354 Sq Ft	32.89 Sq M
First Floor Storage Area	202 Sq Ft	18.77 Sq M
<b>Total</b>	<b>556 Sq Ft</b>	<b>51.7 Sq M</b>

## Price

Offers in the region of £130,000

## VAT

This property is NOT subject to VAT.

## Energy Performance Rating

EPC rating 109 - Band E

## Legal Costs

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

## Viewings

Strictly by appointment via the sole agents  
 Elliot Lusby-Park - Aitchison  
 Raffety - 01442 220800 -  
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