

41 Lower Kings Road | Berkhamsted | HP4 2AB

Shop | To Let

Location

The property occupies a prominent position on Lower Kings Road directly opposite the entrance to Waitrose and multi-storey car park, a busy thoroughfare leading down to the railway station.

Berkhamsted is an affluent, attractive market town popular for commuters and local residents alike which benefits from a number of restaurants, pubs, banks and retailers.

Description

Ground floor retail premises benefiting from a WC at the rear.

Accommodation

The property has the following approximate dimensions and floor area:-

Internal width		3.21 m		10 ft 6 ins
Internal depth		10.58 m		34 ft 8 ins
Ground floor sales		34.00 Sq.m		365 Sq.ft

Terms

The premises are available on a new lease on terms to be agreed.

Rent

£19,000 per annum exclusive.

EPC

Further details available upon request. C 67.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £15,750. For rates payable please refer to the Local Charging Authority, Dacorum Borough Council – 01442 228000.

Legal Costs

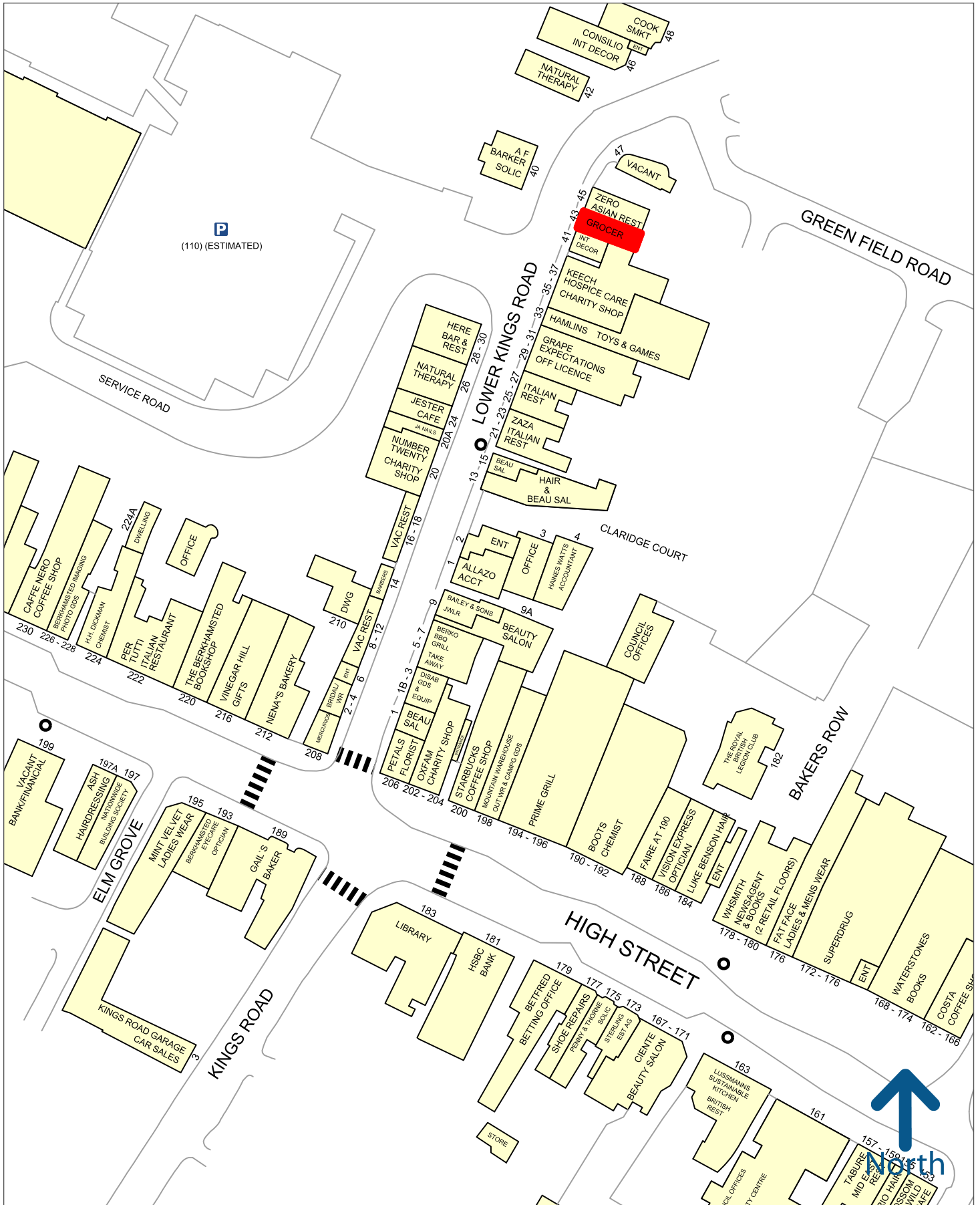
Each party are to be responsible for their own legal costs incurred in this transaction.



Ollie Elderfield
07548 098881
ollie.elderfield@brasierfreeth.com

**AFFLUENT
COMMUTER
TOWN**

VIEWINGS - Strictly by appointment



50 metres

Experian Goad Plan Created: 10/01/2024
Created By: Brasier Freeth

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