

264A High Street |
Berkhamsted | HP4 1AQ

Commercial Space | To Let |
Suitable for a Variety of Uses





264A High Street | Berkhamsted | HP4 1AQ

Location

Berkhamsted is an affluent, market town situated northwest of central London, popular with commuters due to its connectivity to London. The High Street has a wide variety of occupiers from independent cafes, pubs, retailers, restaurants amongst several branded national tenants. The property is situated to the rear of the High Street overlooking Waitrose and its associated car parking.

Terms

The property is available on a new lease for terms to be agreed. The lease will be contracted outside the provisions of the Landlord and Tenant Act 1954.

Rent

£24,000 per annum exclusive.

EPC

Further details available upon request. C 59

Rates

The VOA shows an entry in the current Rating List of £21,000.

Description

The property extends over 3 floors currently fitted as a hair salon. The ground floor comprises a small reception area and treatment room. The first floor comprises of a small office, staff area, kitchenette and WC. The second floor is an open plan salon area.

The property benefits from air conditioning, natural light and one car parking space.

For rates payable please refer to the Local Charging Authority, Dacorum Borough Council – 01442 228000.

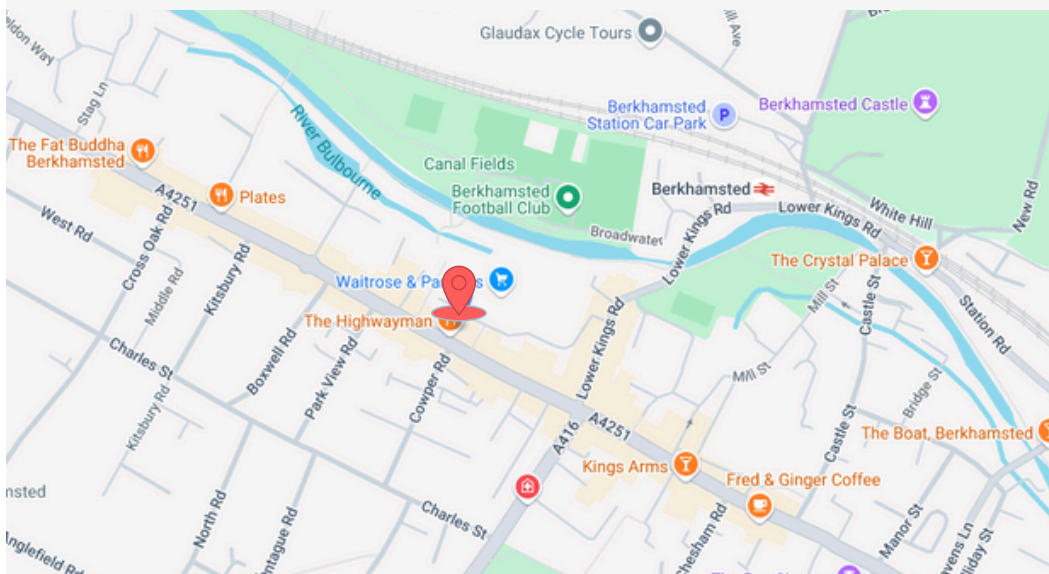
Accommodation

The accommodation benefits from the following internal areas:

Ground floor		27.68 Sq.m		298 Sq.ft
First floor		21.02 Sq.m		226 Sq.ft
Second floor		57.52 Sq.m		619 Sq.ft
TOTAL		106.22 Sq.m		1,143 Sq.ft

Legal costs

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



For viewings contact

Ollie Elderfield
07548 098881
ollie.elderfield@brasierfreeth.com

Felix Sharman
07712 431588
felix.sharman@brasierfreeth.com

