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RETAIL & RESIDENTIAL INVESTMENT

# 56-58 HIGH STREET HEMEL HEMPSTEAD

HP1 3AF

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# INVESTMENT SUMMARY

- Historic and attractive location within the conservation area of Hemel Hempstead Old Town
- Two lock up commercial units with internally accessed upper parts
- Current income: £15,200 per annum
- Part vacant with conversion potential, subject to the necessary consents
- Grade II Listed
- £385,000 for the Freehold interest

## PRICE

£385,000 (Three Hundred & Eighty Five Thousand Pounds)  
subject to contract.

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\* All boundaries indicative only \*

# DESCRIPTION

The property comprises two lock up shops.

56 High Street is let as a whole including an internally accessed maisonette flat.

58 High Street is vacant and is in need of refurbishment work.

# PLANNING

58 High Street has recently obtained planning permission for the sub-division of the first and second floors from the ground. Further information is available on the Local Planning Authority website.



\* All boundaries indicative only \*

# LOCATION

The property is centrally located in the “old town” of Hemel Hempstead, a conservation area where many of the buildings are Listed. The area is popular for specialist, unique and destination retailers including cafes/restaurants, public houses, estate agents and accountants to name a few.

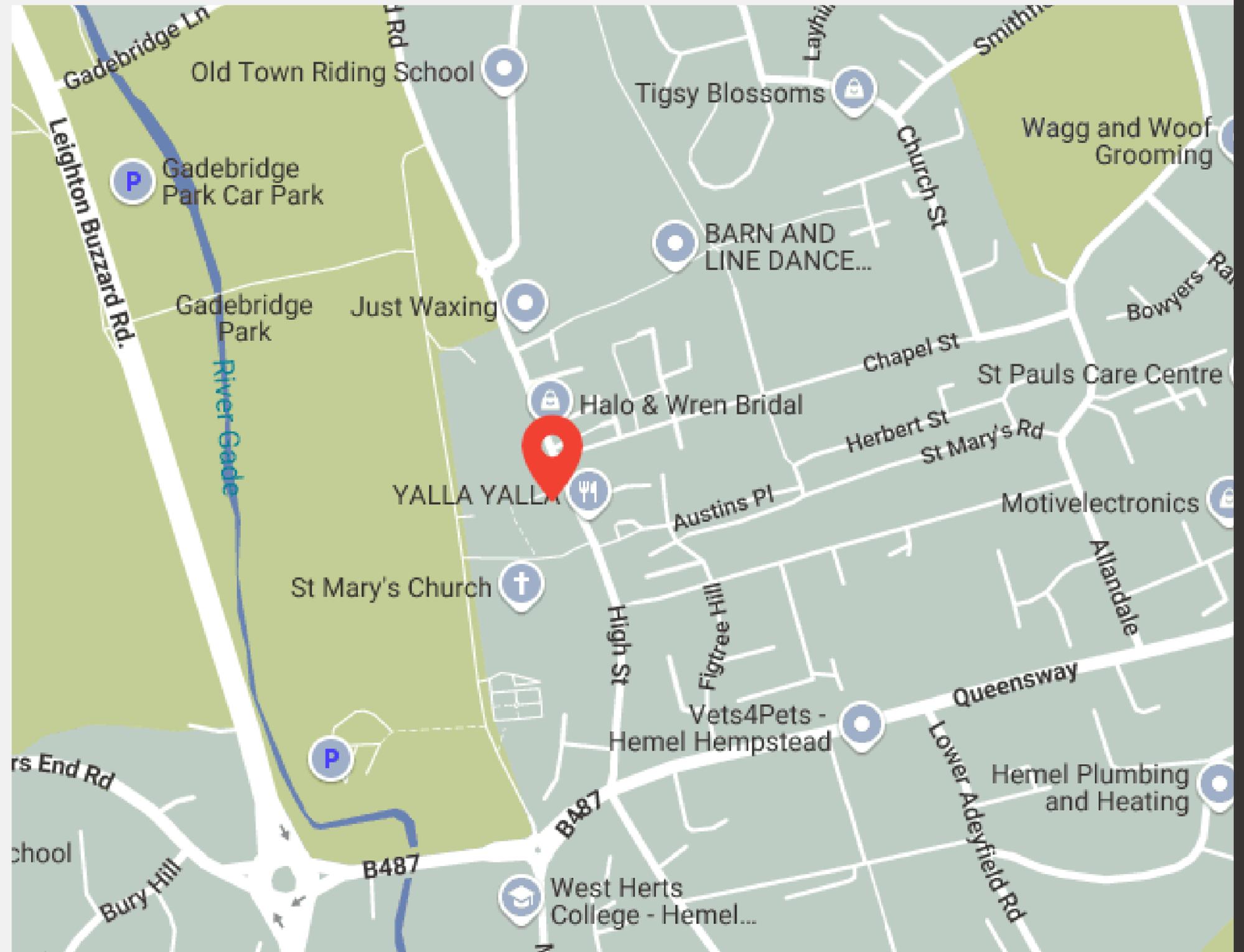
In recent years the High Street “old town” has undergone a major publicly funded refurbishment programme such as paving the road with cobbles, making it one way and upgrading street furniture. There is a large pay and display public car park directly behind the property.

Hemel Hempstead is one of the principal commercial centres of Hertfordshire approximately 30 miles north west of central London with a population of over 100,000.

Road communications are excellent being located on the A41 trunk road and the M1 motorway (J8). The M25 motorway (J20 and J21) are approximately 5 miles distant.

The town is also served by the mainline railway station (Euston is approximately 30 minutes journey time).

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# TENURE

The property is to be sold Freehold subject to the current occupational tenancy on 56 High Street (see overleaf).

# RATES / COUNCIL TAX

56 High Street      £8,600

58 High Street      £7,000

For current rates/council tax payable please refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

# EPC

56 High Street      C 52

58 High Street      E 104

Further details available upon request.

# VAT

The property is not elected for VAT purposes.

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# TENANCY SCHEDULE

Accommodation	Sq.ft	Lease Start Date	Expiry Date	Landlord & Tenant Act	Rent pax	Rent Review Data	Comment
56 High Street t/a Nail Artistry	1,187	21st Sept 2023	20th Sept 2038	Inside	£15,200	21st Sept 2027 21st Sept 2031 21st Sept 2035	4 yearly rent review provision. IRI lease.
Vacant	1,069	N/A	N/A	N/A	N/A	N/A	N/A

# CONTACT

GET IN TOUCH

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