



PENNYROYAL COURT

STATION ROAD, TRING, HP23 5QY

F O R E S T
R E A L E S T A T E

INCORPORATING **Smiddy & Co**

FOR SALE

Investment / Occupation Opportunity Exceptional Freehold – 1.62 Acre Site with 18,580 ft2 of High-Quality Buildings

Key Features

- Freehold Site
- No VAT
- Electric Car Charging Points
- M25 Motorway (14 miles J.20)
- 1.62 Acre
- 96 Dedicated Parking Spaces
- Short Drive of Tring High Street
- Tring Railway Station (10 minutes walk)

Pennyroyal Court, Station Road
Tring, HP23 5QY





Location

Nestled on the edge of the picturesque Chiltern Hills and just 30 miles from London, Tring blends countryside charm with excellent accessibility. The site is conveniently located close Tring High Street (less than 1 mile), placing a wide range of independent shops, eateries, and local amenities within easy reach.

The town is well-regarded for its educational offering, with highly-rated schools across all age groups, including the distinguished Tring Park School for Performing Arts and nearby Berkhamsted School.

Tring is extremely well-connected. The A41 provides swift links to the M25 and wider motorway network, while the town's mainline railway station offers direct services to London Euston in as little as 36 minutes.

A growing hub for entrepreneurs and professionals, Tring supports a diverse mix of local businesses, remote workers, and start-ups, with access to coworking spaces and enterprise networks. Combined with a strong community spirit, excellent schools, and ongoing investment in infrastructure.

Pennyroyal Court

Constructed around 1875 for Joseph Grout Williams, the building originally served as the stables for Pendley Manor. Designed in a Jacobean style, the structure features red brick with Bath stone dressings, white brick bands, and a distinctive half-timbered gabled upper floor. Notable architectural elements include a wooden clock cupola with an ogee dome and wind vane. The building's historical and architectural significance led to its designation as a Grade II listed building in 1986.

Today the building is occupied by 'The Home Office', a serviced office operator that launched in early 2019 and is home to dozens of small businesses, social enterprises, freelancers and employees from a range of industries.





Dembe Theatre

Dembe Theatre, formerly known as The Court Theatre until June 2024, is a cherished cultural venue. Situated within a Victorian building, the structure originally served as estate stables and later as a riding school. The current manor house, riding stables, and indoor riding school were constructed in 1875 and were passed down to the late Dorian Williams, a show jumping commentator and creator of the Pendley Shakespeare Festival in 1949 .

Established as a theatre in 1978, the venue has been a cornerstone of Tring's cultural scene for decades. In June 2024, it was rebranded as Dembe Theatre to honour its legacy while embracing a renewed vision for the future

Dembe Theatre hosts a diverse array of events throughout the year, including amateur drama, musical theatre performances, professional touring bands, and comedy gigs. It is home to the long-standing Tringe Comedy Festival and supports local groups like the Tring Youth Theatre Project. The theatre also serves as a venue for charity events such as those organized by The Pepper Foundation and Hector's House

Terms

Dembe Theatre will be sold with the benefit of a new Full Repairing & Insuring Lease for a term of 5 years at a rent of £72,000 per annum.

The entire site, comprising both Dembe Theatre and Pennyroyal Court, is available for sale on a freehold basis guiding £3,925,000.

Alternatively, the vendor is open to considering individual offers for Dembe Theatre and Pennyroyal Court.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Pennyroyal Court	11,980	1,112.98
Unit - Dembe Theatre	6,600	613.16
Total	18,580	1,726.14
Price	£3,925,000	
Rates	Interested parties are to make their own enquiries to Dacorum Borough Council	
Service Charge	N/A	
VAT	Not applicable	
EPC	B (46)	

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