



**Lambert
Smith
Hampton**

01727 834 234
www.lsh.co.uk

For Sale by Informal Tender

Development Opportunity

On the instructions of

Prime Mixed Use Development

Gossoms End / Billet Lane, Berkhamsted,
Hertfordshire, HP4 3LP



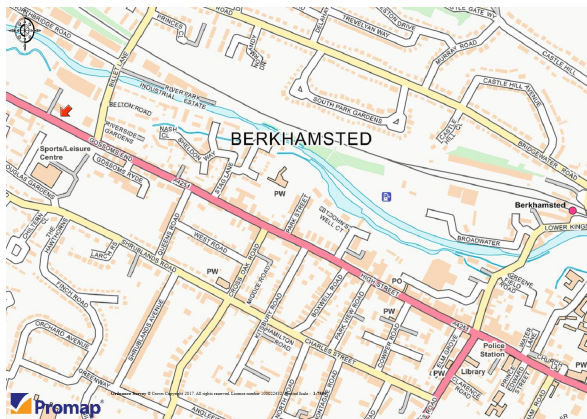
- Approximately 1.48 Acres (0.6 Ha)
- Planning consent for retail food store with 32 flats over
- Lidl area of approximately 21,635 sq ft and 68 parking spaces
- Prominent cleared site

Lambert Smith Hampton

45 Grosvenor Road, St Albans AL1 3AW T +44 (0)1727 834234

Gossoms End / Billet Lane, Berkhamsted, Hertfordshire, HP4 3LP

Location



The site is prominently located fronting the A4251 High Street, just to the west of Berkhamsted town centre, within easy reach of all the town centre amenities and rail station.

Berkhamsted is a popular market town with a population of approximately 18,000 and benefits from a number of established national and speciality retailers as well as numerous restaurants and coffee shops.

Berkhamsted is located 28 miles to the north west of central London and benefits from excellent transport links, with the mainline station providing a fast and frequent service into London Euston (35 minutes). The M25 (Junction 20) is approximately eight miles to the east via the A41 dual carriageway.

Description

A regular shaped cleared level site of circa 1.48 acres (0.6 hectares) with the benefit of frontage to the A4251. There is a separate access for the residential element off Billet Lane.

The site is bordered by residential and retail use and the rear boundary is formed by the River Bulbourne.

VAT

Any offers should be made exclusive of VAT which may be charged on the purchase price.

Legal Costs

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

Town Planning

The site has the benefit of a planning consent (Ref: 4/01317/14/MFA) as amended (Ref: 4/02607/17/ROC) for a ground floor retail scheme with 32 flats over (11 of which would be affordable tenure) together with surface and basement parking.

Should interested parties wish to discuss any specific town planning proposals, they should do so with the Local Planning Authority, Dacorum Borough Council (01442 228671).

Offers

Offers are sought on the basis of the provision of the ground floor retail to shell and core and associated parking/delivery to Lidl by way of a long lease at a peppercorn rent. Preference will be given to unconditional offers.

Offers should be submitted by 12 noon on Friday 15th March 2019 and addressed to: Alan Joiner, Lambert Smith Hampton, 2 Victoria Square, Victoria Street, St Albans, Herts, AL1 3TF.

Lidl are not bound to accept the highest or any offer and reserve the right to enter into negotiations with any party.

Information Pack

A web link to the information pack is available on request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Nigel Palmer
Lambert Smith Hampton
01727 834234
07841 684904
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Alan Joiner
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