

264 HIGH STREET BERKHAMSTED

HP4 1AQ

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brasierfreeth.com

Shop Unit - To Let

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LOCATION

The subject property is situated towards the west end of the High Street, with local occupiers within the immediate vicinity including The Highwayman pub, Wenzels, Alexander and Co, and the newly opened Wild Restaurant.

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.

DESCRIPTION

The property comprises a ground floor lock-up shop, currently trading as a clothing store. Internally, the shop provides open plan retailing, along with a small kitchenette and WC to the rear.

The property benefits from air conditioning, wooden flooring and a suspended ceiling with LED spotlights.

ACCOMMODATION

The premises provides the following approximate net internal floor areas:-

	Size Sq.m	Size Sq.ft
Ground Floor Sales	60.59	652
Ground Floor Kitchen	2.60	28
Total	63.19	680

Retail Opportunity
TO LET



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TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£32,000 per annum exclusive, plus VAT (if applicable).

EPC

Further details available upon request. B 44.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £24,750.

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.



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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.

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