

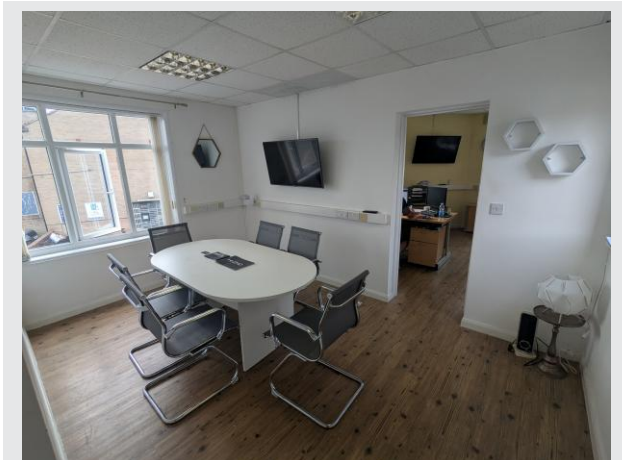
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Prominent two-storey building in a
high footfall location...

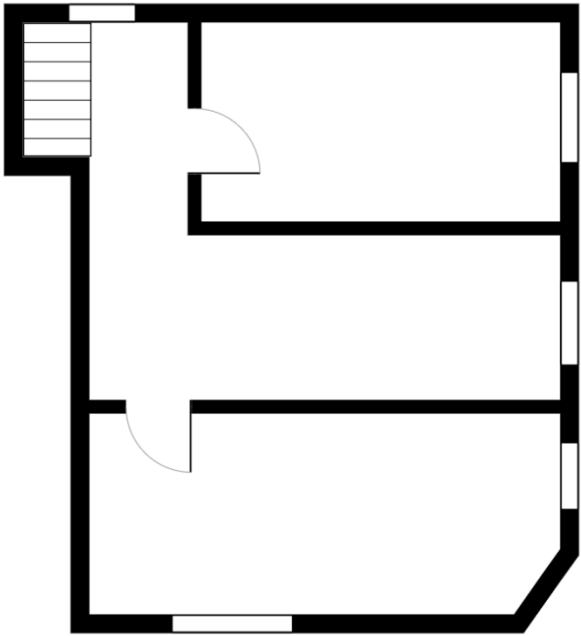
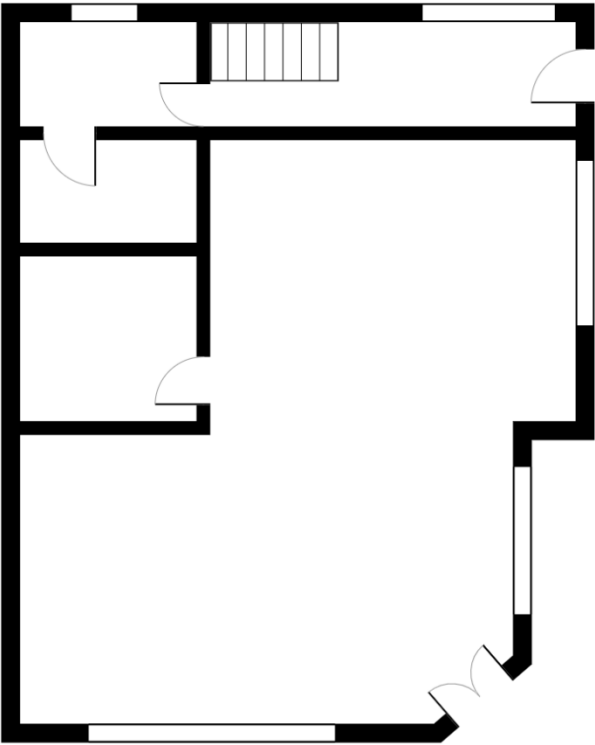
53 High Street, Abbots Langley, WD5 0AA



ACCOMMODATION

	Sq ft	Sq m
Ground Floor	392	36.43
First Floor	521	48.46
Total	913	84.81

Disclaimer – Our sizes have been taken from the VOA



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

AMENITIES

- ✓ Air conditioning
- ✓ One car parking space
- ✓ Prominent spot
- ✓ Situated on a busy high street

LOCATION

The premises are situated in Abbots Langley village which has a choice of local shops, schools, restaurants and public houses. There is a large free car park in very close proximity. For the commuter there is a bus service to town centres of both Watford and Hemel Hempstead. Kings Langley mainline station is approximately 1.5 miles, Junction 20 of the M25 is approximately 2 miles and Junction 6 of the M1 is approximately 3 miles.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

We understand that VAT is not payable.

DESCRIPTION

Occupying a highly prominent corner position at the junction of High Street and The Crescent in the heart of Abbots Langley, this substantial two-storey commercial property benefits from excellent visibility and frontage to passing pedestrian and vehicular traffic.

The ground floor comprises a well-presented retail unit, currently operating as a barbershop, offering an open and versatile layout suitable for a wide variety of retail, showroom, office or other commercial uses (subject to any necessary planning consents). The first floor provides self-contained office accommodation, currently configured as three separate office rooms, making it suitable for a range of professional or administrative occupiers.

The accommodation further benefits from two kitchenettes and W/C facilities, providing practical amenities for staff and visitors. The property's prominent location, flexible internal layout and mixed-use potential make it an attractive opportunity for owner-occupiers, investors and businesses seeking a well-positioned commercial premises within this established village centre.

PRICE

£575,000 for the freehold interest.

RATES

Rateable value – Ground Floor - 26/27: £14,000.

Rateable Value – First Floor - 26/27: £12,000.

EPC

B 36

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