COMMERCIAL SPACE - TO LET. SUITABLE FOR A VARIETY OF USES

264A HIGH STREET BERKHAMSTED HP4 1AQ

bf.
brasier freeth

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Commercial Space

TO LET

LOCATION

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. The property is situated to the rear of the High Street overlooking Waitrose and its associated car parking.

DESCRIPTION

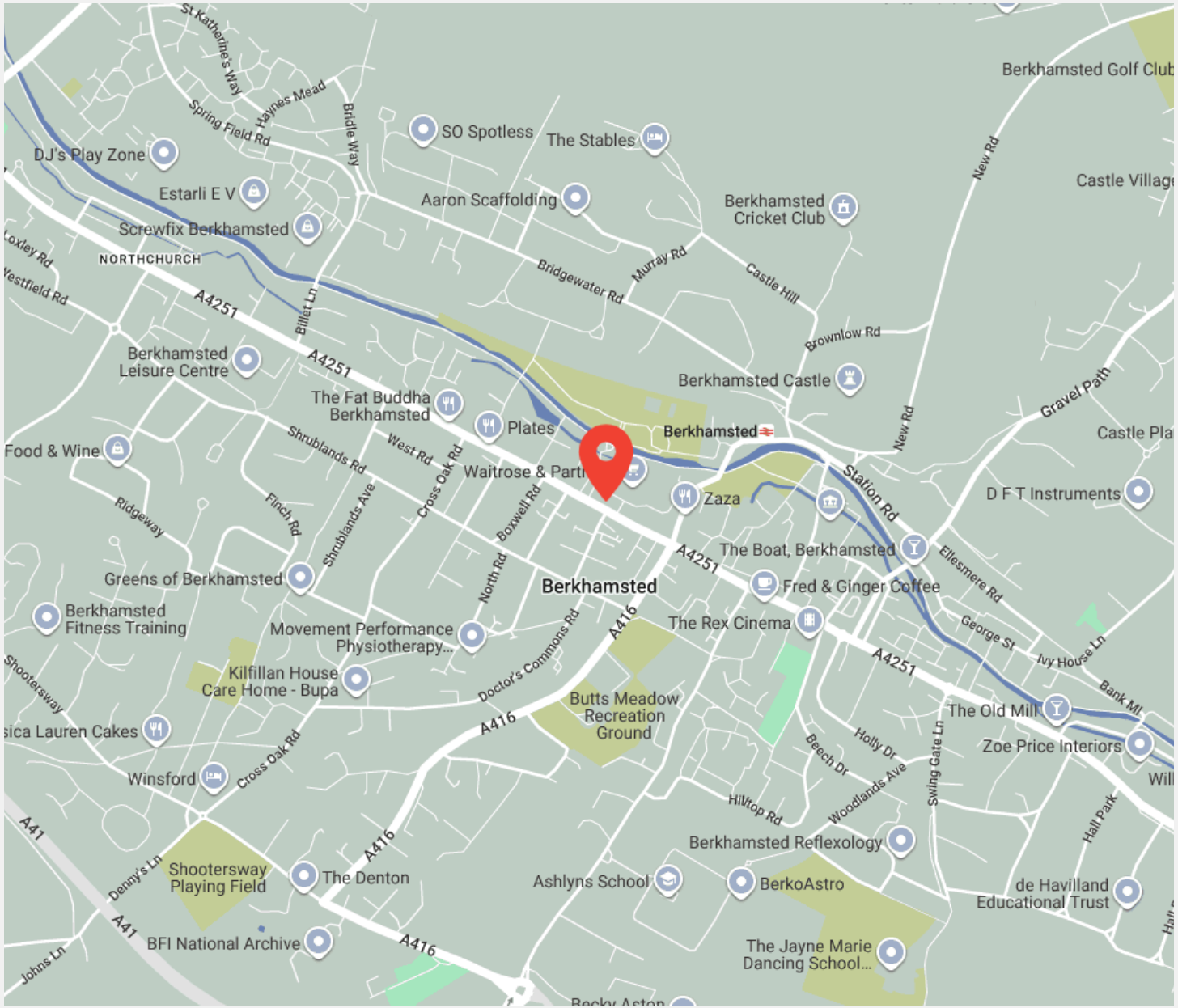
The property extends over 3 floors, previously occupied by a hairdresser but suitable for a variety of uses under Class E. The ground floor comprises of two small reception rooms. The first floor a small office, staff area, kitchenette and WC. The second floor is an open plan area extending to the front of the property which overlooks the High Street.

The property benefits from air conditioning, natural light and one car parking space.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	*Size Sq.m*	*Size Sq.ft*
Ground Floor	27.68	298
First Floor	21.02	226
Second Floor	57.52	619
TOTAL	**106.22**	**1,143**



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TERMS

The property is available on a new lease for terms to be agreed. The lease will be contracted outside the provisions of the Landlord and Tenant Act 1954.

RENT

£20,000 per annum exclusive.

EPC

Further details available upon request. C 59.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £26,000.

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.

CONTACT

GET IN TOUCH

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