

FREEHOLD SHOP FOR SALE WITH VACANT POSSESSION | REAR PARKING INCLUDED
VIEWINGS STRICTLY BY APPOINTMENT ONLY | SUBSTANTIAL PRICE REDUCTION

197A HIGH STREET BERKHAMSTED HP4 1AD

bf.
brasier freeth



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Retail Opportunity
FOR SALE

DESCRIPTION

Retail premises set out over ground floor, previously occupied as a hair salon and currently vacant, with WC's within an additional first floor rear area.

The remaining two upper floors comprise a residential maisonette which is already sold off on a Long Leasehold basis.

ACCOMMODATION

The property has the following approximate floor areas:-

Floor	Size Sq.m	Size Sq.ft
Ground Floor Sales	67.18	723
Ground Floor Anc	7.27	78
Total	74.45	801
First Floor Rear	WC's	

4 car parking spaces to the rear of the property.
We have not inspected the residential elements.



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LOCATION

Berkhamsted is an affluent and historic market town located in the west of Hertfordshire, approximately 26 miles northwest of central London. The town is popular with commuters, with excellent transport connections, with the local mainline station offering a regular service to London Euston, as well as the M1, M25 and A41 road links within proximity.

The High Street is thriving with a combination of national and independent retailers, restaurants and cafes. Nearby occupiers include Gails Bakery, Caffé Nero and Nationwide Building Society to name a few.

See Goad for further information.

AREA

- Affluent & historic market town
- Excellent transport connections
- Combination of national & independent retailers, restaurants & cafes

TRANSPORT

- 🚉 Berkhamsted Station – 5 mins walk
- 🛣️ A41 - 1.2 miles
- 🛣️ M25 (Junction 21) - 5.6 miles



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TENURE

The property is offered for sale on a Freehold basis.

PRICE

The asking price is £550,000.

EPC

Further details available upon request. D 86.

AML

In accordance with current anti-money laundering regulations, prospective purchasers will be required to provide information such as corporate structure, source of funds, ID and proof of address.

RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £33,500. 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.



Ollie Elderfield

07548 098881

ollie.elderfield@brasierfreeth.com

Neil Saunders

07980 756655

neil.saunders@brasierfreeth.com

Brasier Freeth

enquiries@brasierfreeth.com