

*Price Reduction for Quick Sale*

# 197A HIGH STREET BERKHAMSTED

HP4 1AD

**bf.**

brasierfreeth.com

*Freehold for Sale with Vacant Possession - Rear Parking Included*

*Highly Confidential - Viewings by Appointment Only*

# 197A HIGH STREET BERKHAMSTED

HP4 1AD

Retail Opportunity  
**FOR SALE**

## DESCRIPTION

Mixed use property set out over ground, first and second floors.

The ground floor and first floor rear are currently trading as a hair salon and fitted in accordance, with the remaining two upper floors comprising a residential maisonette which is sold off on a long leasehold basis.

## ACCOMMODATION

*The property has the following approximate floor areas:-*

Floor	Size Sq.m	Size Sq.ft
GF sales	67.18	723
GF anc	7.27	78

FF rear WCs

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



