

PRIME SHOP IN AFFLUENT HIGH STREET. AVAILABLE ON NEW LEASE

224 HIGH STREET BERKHAMSTED HP4 1BB

bf
brasier freeth



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Retail Opportunity
TO LET

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, and a local mainline station offering a fast service to London Euston. The High Street is thriving, with a combination of national and independent retailers, restaurants and cafes. Nearby occupiers include Gails Bakery, Caff  Nero and Nationwide Building Society. See Goad for further information.

DESCRIPTION

The property comprises listed ground floor and basement retail accommodation within one of the High Street's feature period buildings. The attractive and highly distinctive listed shopfront includes traditional timber framed display windows, decorative glazed upper panels, stall risers, recessed entrance and prominent fascia signage, all of which give the property a unique character and visibility within the street scene.

The premises enjoy rear access and one car parking space to rear

ACCOMMODATION

The property provides the following approximate net internal floor areas:

	Sq.m	Sq.ft
Ground Floor	49.82	538
Basement	21.37	230

One parking space at rear.



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TERMS

Available by way of a new FRI lease for a term to be agreed, subject to 5 yearly open market, upward only rent reviews.

RENT

The asking rent is £40,000 per annum.

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £26,750.

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 or 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 or via link.