

SHOP AND UPPER PARTS IN AFFLUENT HIGH STREET LOCATION. AVAILABLE ON NEW LEASE

38 HIGH STREET TRING HP23 5AA

bf
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LOCATION

Tring is a characterful, popular and affluent market town situated approximately 30 miles northwest of London. The subject unit occupies a prime position on the main High Street, opposite the Post Office and close to the M&S Foodhall at the entrance to the Dolphin Square shopping centre. Car parking is currently free for the first hour in a Council owned 160 space car park, less than two minutes walk from the property.

DESCRIPTION

The property comprises an attractive mid-terraced period building arranged over basement, ground, first and second floors, previously occupied by Harpenden Building Society. The ground floor provides a compact open-plan retail area with traditional shopfront, while the upper floors comprise office accommodation, with a kitchenette at first floor level and WC facilities at basement and second floor levels.

The basement provides useful ancillary storage, whilst to the rear, two outbuildings are also included. The property offers flexible town centre accommodation suitable for a range of retail, office or professional service uses, subject to any necessary consents.

Retail Opportunity
TO LET



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ACCOMMODATION

The property benefits from the following approximate net internal floor areas:

Ground Floor Retail	27.31 Sq.m	294 Sq.ft
First Floor Office (including kitchen)	24.15 Sq.m	260 Sq.ft
Second Floor Office	25.83 Sq.m	278 Sq.ft
Basement Storage	23.41 Sq.m	252 Sq.ft
Total Area	100.70 Sq.m	1,084 Sq.ft

TERMS

The property is available by way of a new FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

The asking rent is £22,500 pa exclusive of business rates and other outgoings, plus VAT if applicable.

EPC

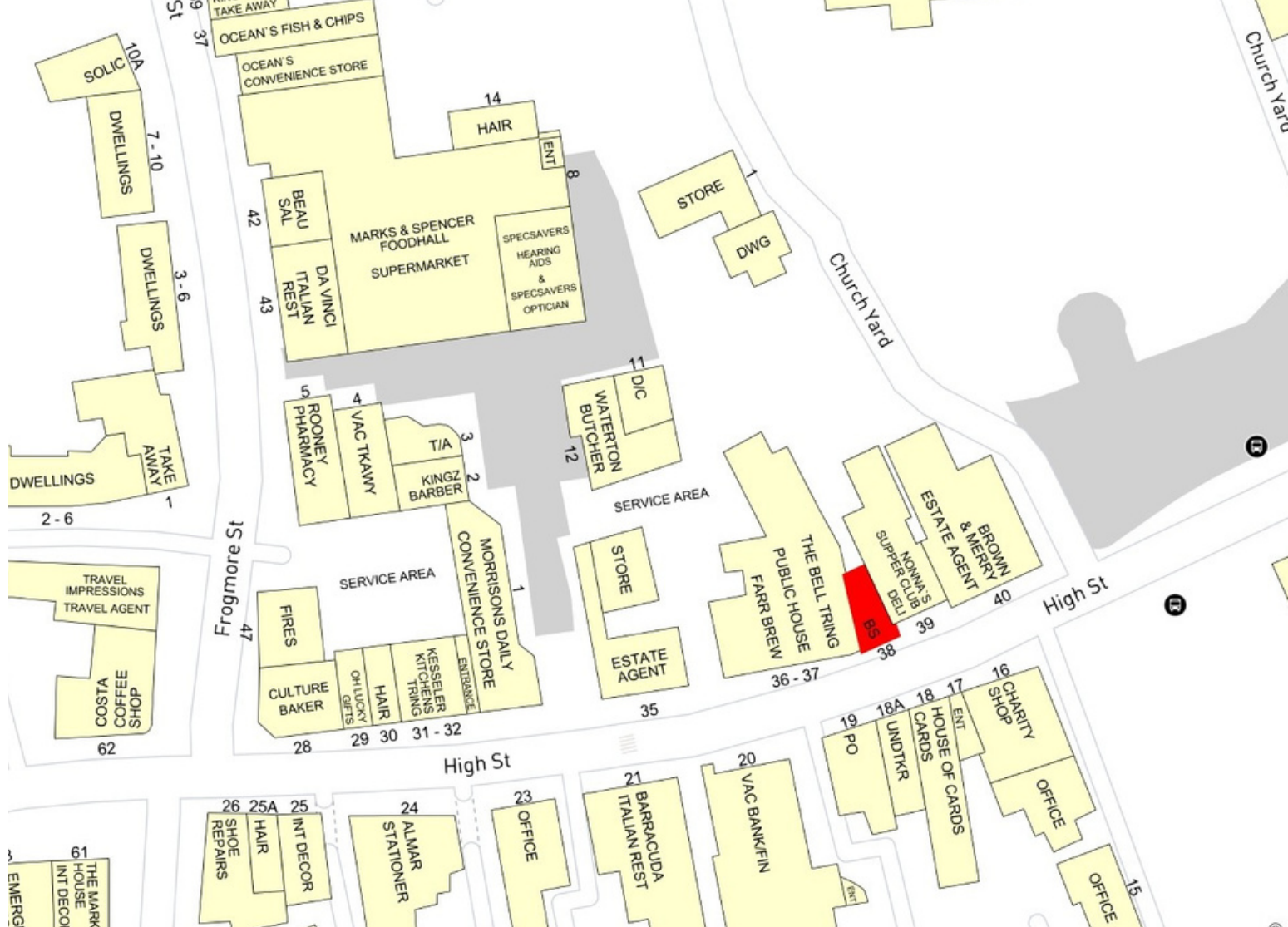
Further details available upon request. D 91.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £14,250. 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

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