
52 LONDON ROAD APSLEY

HP3 9SB

BRASIER FREETH

FREEHOLD INVESTMENT FOR SALE - RETAIL & RESIDENTIAL

EXECUTIVE SUMMARY

- Freehold mixed-use investment opportunity
- Prominent main road position fronting the A4251 London Road
- Ground floor income producing retail unit producing **£15,600 per annum exclusive**
- First floor one bedroom flat let on a 6-month AST agreement at **£1,100 pcm**
- Asset management and rental growth potential
- Well-connected location close to Apsley railway station
- Established local commercial parade
- Offers invited in excess of **£380,000** for the freehold interest

PRICE

£380,000 (Three Hundred & Eighty Thousand Pounds), plus VAT (if applicable).



MIXED USE INVESTMENT

LOCATION

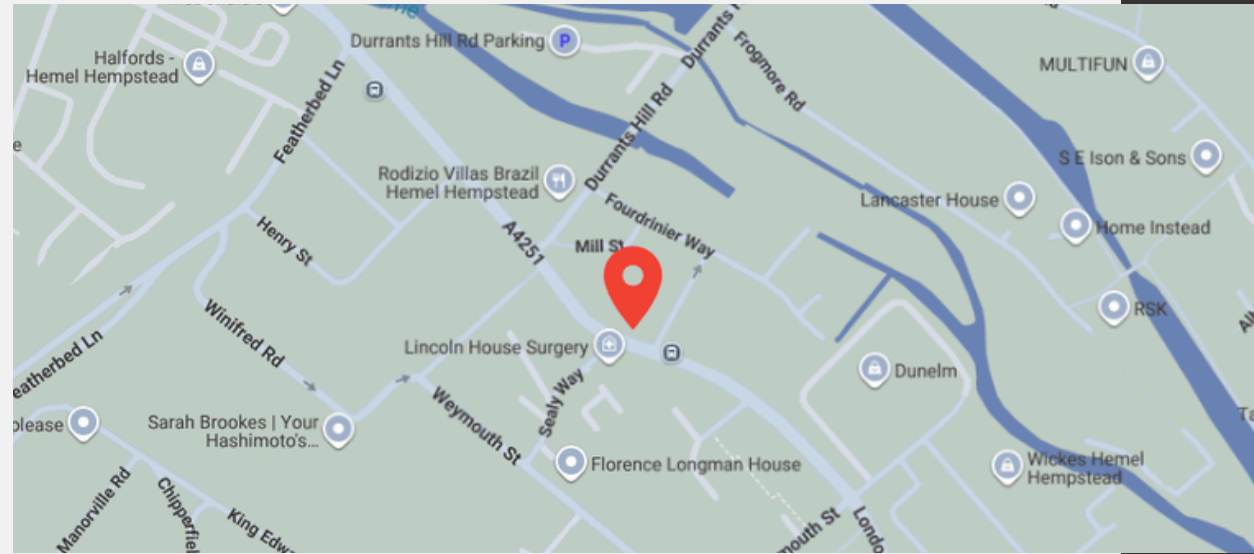
Apsley is a suburb of Hemel Hempstead, located just South of the town centre and situated along the Grand Union Canal. The area is well connected, with Apsley railway station providing fast services to London Euston. Apsley has convenient access to the A41 within a few minutes' drive, providing fast links to the M25 as well as Berkhamsted and Tring.

The property is located in a prominent position fronting the busy A4251 London Road which is the main thoroughfare through Apsley. Other nearby occupiers include Wickes, Dunelm along with a number of independent takeaway restaurants and professional service operators.

DESCRIPTION

The property comprises a mid-terraced property, featuring a ground floor shop along with a one bedroom flat at first floor level. The ground currently trades as a beauty salon and is configured as sales area to the front, along with two treatment rooms, a small kitchen and a W/C to the rear. The first floor comprises a one-bedroom flat, with reception room, kitchen, bathroom and double bedroom. There is no external space or parking to the property.

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MIXED USE INVESTMENT

TERMS

The property is available on a Freehold basis.

TENANCY

The ground floor retail unit is let producing a passing rent of **£15,600 per annum exclusive.**

Tenant:	Private individual t/a Rosa Aesthetics UK
Use:	Beauty Salon
Lease Terms:	3 year lease expiring on 28 June 2028
Security of Tenure:	Outside the Landlord & Tenant Act

The first floor one bed flat is let on standard AST terms for 6 months at a passing rent of **£1,100 per calendar month.**

ACCOMODATION

The premises provide the following approximate net internal floor areas:-

	SQ.M	SQ.FT
Ground Floor Sales	43.91	473
1st Floor One Bedroom Flat	39.95	430
Total	83.86	903

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EPC

A new EPC is to be commissioned. Further details available upon request.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for the acquisition.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

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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 for 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.