

FOR SALE
OFFICE/LEISURE/HEALTHCARE

**GRAHAM
SIBBALD**



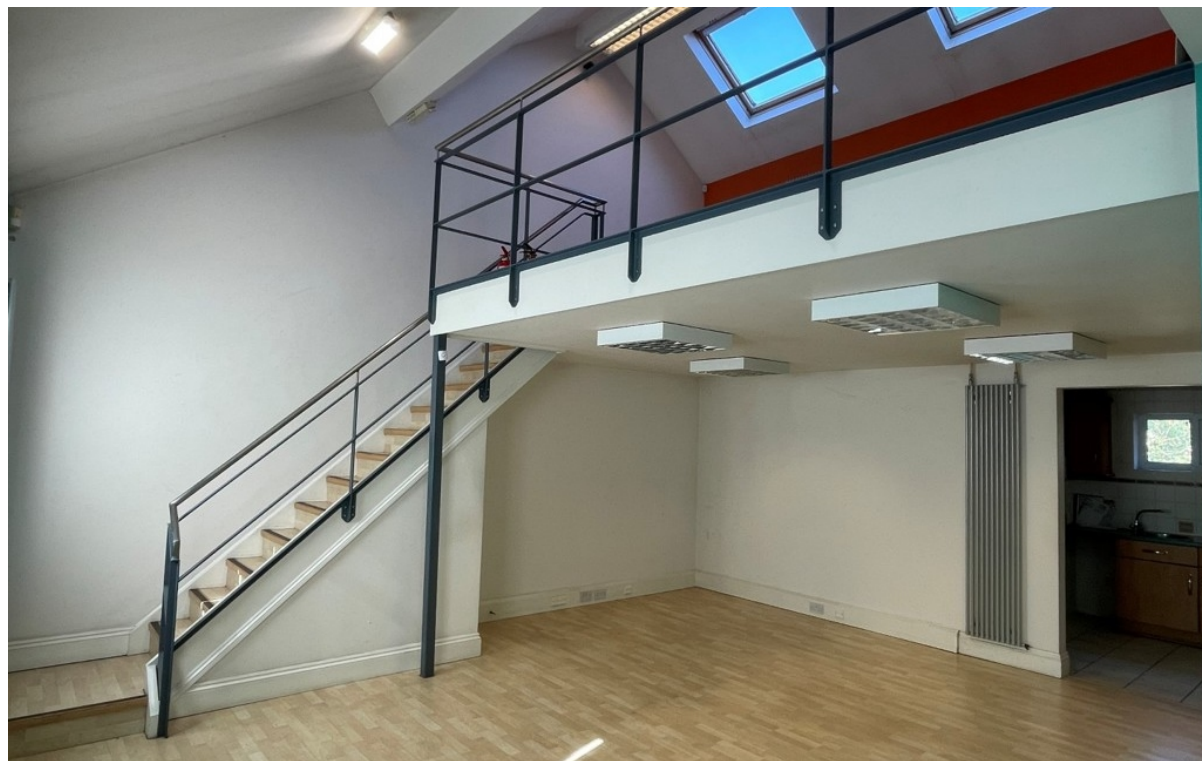
**Castle House, 102 High Street,
Northchurch, Berkhamsted,
Hertfordshire, HP4 3QN**

- RARE FREEHOLD OPPORTUNITY
- Would suit a variety of class uses
- Self-contained building with Air-conditioning, kitchen and Gas CH
- 3 separate office areas with kitchen

LOCATION

The property is in the popular town of Berkhamsted

The town centre is approximately 1.3 miles away



DESCRIPTION

The property comprises an end of terrace building mainly on the ground floor but with a small first floor area.

ACCOMMODATION

The space is fitted as mainly open plan offices on the ground floor, plus a meeting room and kitchen, and an office area, storage and boiler room on the first floor. There is a well fitted kitchen, a disabled persons WC and unisex WC. There is air-conditioning plus gas CH.

Ground Floor	936 Sq Ft	86.95 Sq M
First Floor	297 Sq Ft	27.59 Sq M
Total	1,234 Sq Ft	114.64 Sq M

RATEABLE VALUE

We believe that the rates payable will be £9,396 for 2026-27



VAT

We understand that the property is not elected for VAT and therefore is not payable in this instance.

ENERGY PERFORMANCE CERTIFICATE

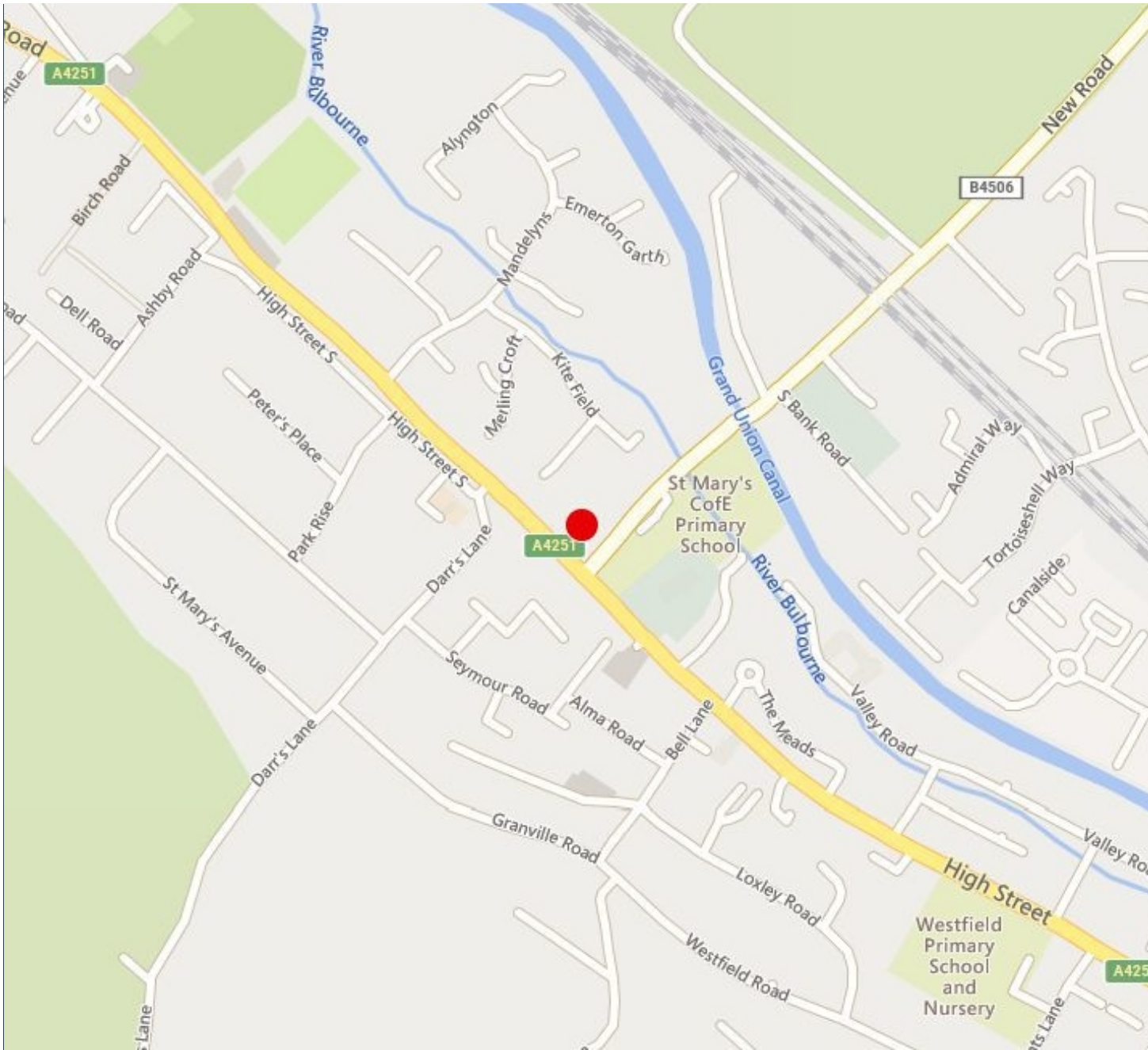
EPC rating 86 - Band D

QUOTING PRICE

£295,000 Offers in the Region of

TENURE

The premises are for sale freehold with vacant possession



To arrange a viewing please contact:



IAN ARCHER

Director

ian.archer@g-s.co.uk

01442 220801



CONNOR HARRINGTON

Commercial Surveyor

connor.harrington@g-s.co.uk

01442 220800

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.