



- Central location on road leading to Waitrose
- Large rear space
- Attractive 1 bedroom flat above with large kitchen/living room and gas central heating
- Would suit a variety of alternative uses
- Opposite entrance to main public car park

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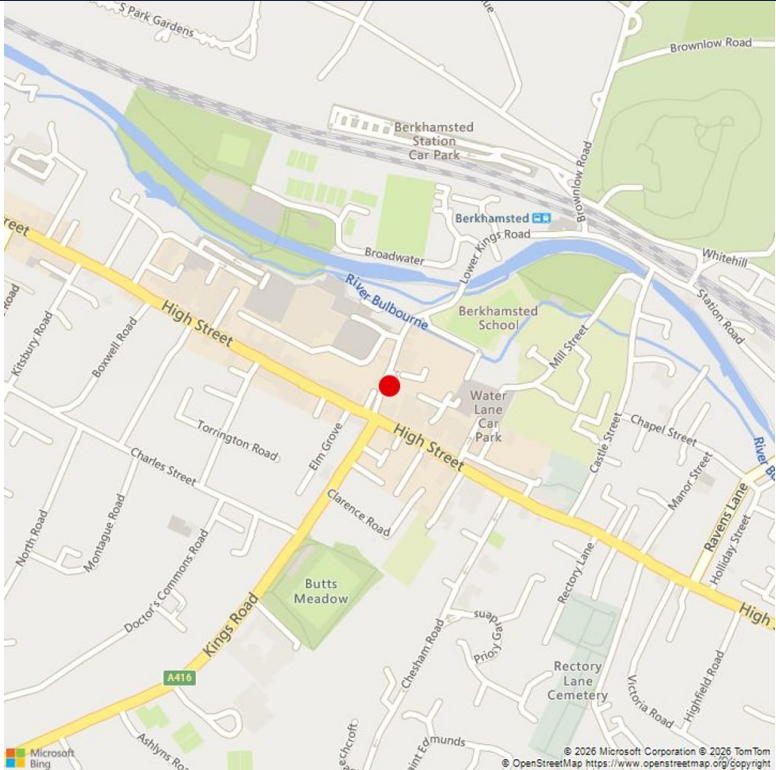
13 Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AE

Retail Unit and Flat Above

Approx. 1,042 Sq Ft (96.8 Sq M)

To Let

13 Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AE



Description

The property comprises a mid-terraced ground floor lock up shop with WC facilities and a separately accessed well-appointed 1 bed flat above. The flat has a double bedroom, shower/WC/sink and kitchen / dining / living space.

Location

Situated in the heart of the popular town of Berkhamsted equidistant between the High Street and the railway station.

Floor Area

Retail Area	1,042 Sq Ft	96.8 Sq M
Total	1,042 Sq Ft	96.8 Sq M

Rent

£31,800 per annum exclusive

Terms

Available by way of a new effectively full repairing and insuring lease via a service charge for a term to be agreed subject to 5 yearly rent reviews outside the security of tenure of the Landlord & Tenant Act 1954

Business Rates

From internet enquiries the rateable value for the shop is £26,650 . The flat is in Council Tax Band B

VAT

We believe that no VAT is payable

Energy Performance Rating

Commercial EPC rating 88 - Band D
Residential EPC Rating 74 - Band C

Viewings

By appointment via sole agents -
Aitchison Raffety 01442 220800,
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