



- Vacant Class E office / shop with large dry basement
- 2 residential apartments – one let and one to be vacant
- Suitable for a variety of uses
- Part let with potential to improve the income

GUIDE PRICE £432,000

NO VAT PAYABLE

Freehold Commercial Retail Owner Occupier opportunity with
residential income and leasing options

FOR SALE

**49, 49a & 49c High Street,
Hemel Hempstead HP1 3AF**

Location

The premises are located on the High Street in Hemel Hempstead 'Old Town', opposite the old Market Place. The High Street has had a major overhaul by the Council in recent years, with significant investment in the roads and signage as well as improvements to the parking and parks nearby due to the influx of residential developments surrounding.

The Old Town has a wealth of character, with a good mix of Grade II Listed buildings as well as some more modern buildings, and many courtyard Mews developments

Hemel Hempstead is a busy town with a population of approx. 90,000 situated only 24 miles from central London and within 2.7 miles of the M1 (J8) and only 5 miles from the M25 (J21) interchange.

Description

The property comprises a ground floor and basement shop together with 2 separate apartments.

No 49a is a maisonette to the rear, with it's own self-contained access at the rear off Fig Tree Hill. This comprises a door leading in to the kitchen and dining space on the ground floor, stairs leading up to the first floor with a living room, and a further set of stairs up to the main bedroom, a further single bedroom and a bathroom with WC. The flat benefits from gas central heating from a modern condensing boiler.

No 49b was a house at the rear and has been sold off freehold.

No 49c is a maisonette with it's own self-contained access at the front next to the shop, with stairs up to a double bedroom, kitchen/dining/living space and shower-room/Wc. It also benefits from gas central heating.

Accommodation

Measured on an NIA basis. The flat at 49c has not been inspected internally and we have relied upon plans provided to us.

FLOOR	DESCRIPTION	AREA	
		SQ. M	SQ. FT
Ground Floor	Shop / Office Class E space and kitchen	36.5	393
Basement	Storage and WC	24.2	260
Subtotal		60.7	653
Maisonette 49a	GF rear entrance, kitchen/dining. Stairs to first floor Living room. Stairs up to 2 nd floor Master bedroom, second bedroom, Bathroom & WC	44.9	483
Maisonette 49c	GF front entrance, stairs up to Living / kitchen area, Bedroom and Shower room / WC	31.5	339

Lease Details

In our opinion the shop at 49 has a rental value in the region of £12,500 p.a. exclusive.

We are advised that flat 49a has a potential rental value of £950 pcm, being £11,400 p.a.

No 49c was originally let on an AST for 12 months from 2 August 2021. A Supplemental Agreement was made on 21 July 2025 increasing the rent from 2 August 2025 from £775 pcm to £800 pcm and extending the term to 1 August 2026. A copy of the lease is available upon request. However, we understand that there would be a good prospect to increase the rent to £850 pcm or £10,200 p.a.

Therefore the total potential rental value is in the region of £34,100 p.a. The shop and flat No 49a will both be sold vacant

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Planning

The shop has been used as a surveyors office falling within Class E for over 20 years.

Ownership

The property is to be sold freehold subject to the AST on No 49c

EPC

Ground Floor Shop Rating 67 – Band C

Flat 49a Rating 64 – Band D

Flat 49c Rating 75 – Band C

Services

All main services are connected

Guide Price

Offers invited in the region of **£432,000** (Four hundred and thirty two thousand pounds) for the freehold interest subject to the existing tenancy for 49c.

FOR MORE INFORMATION OR TO VIEW PLEASE CONTACT THE SOLE AGENTS:-

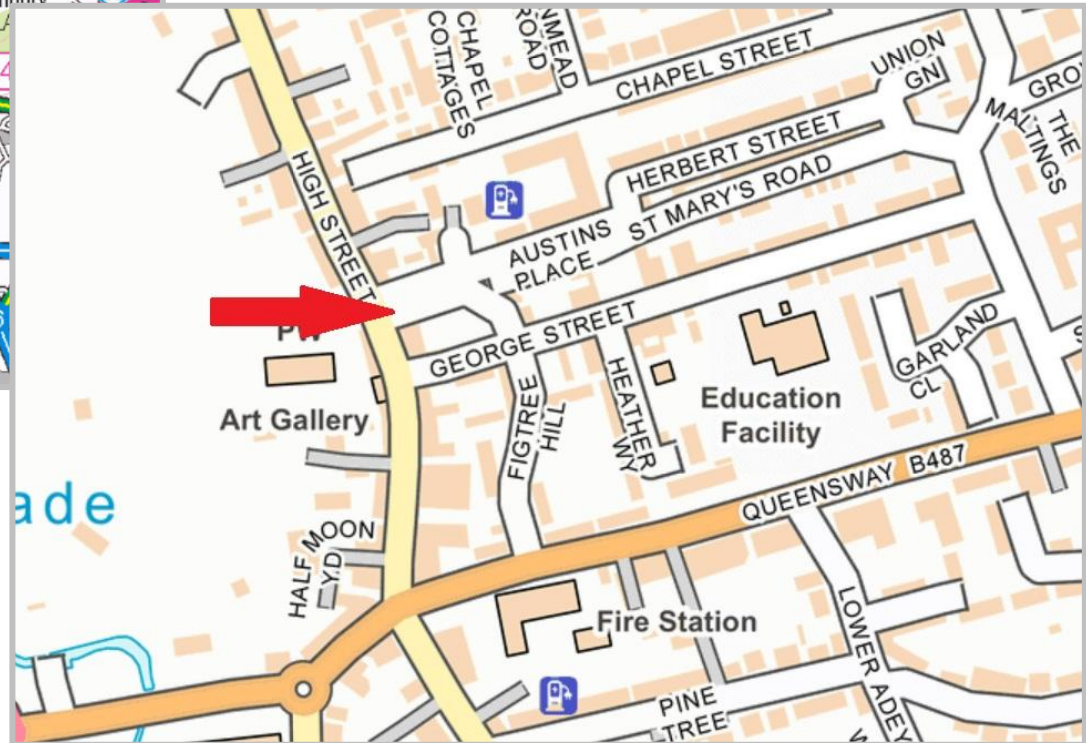
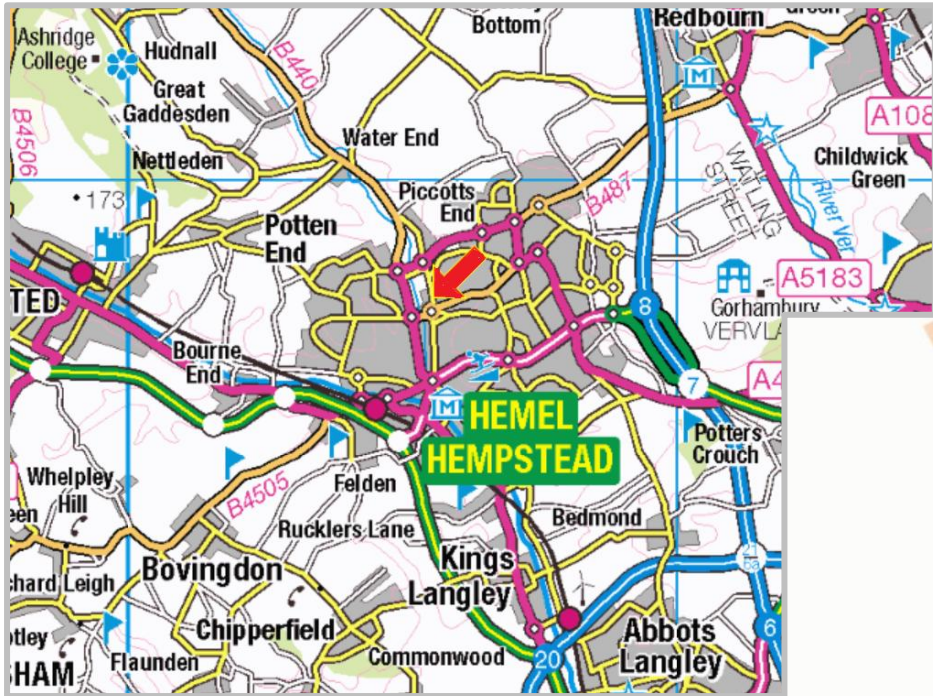
AITCHISON RAFFETY on 01442 220800

ian.archer@argroup.co.uk 07730 766932 or connor.harrington@argroup.co.uk 07811 80496

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PHOTOS



Front entrance to shop and flat 49c



Front



Front of office



Rear of office

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Basement storage



Flat 49a – Kitchen



Flat 49a Living room



Flat 49a – Double bedroom

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TITLE PLAN

H.M. LAND REGISTRY		TITLE NUMBER	
		HD 365604	
ORDNANCE SURVEY PLAN REFERENCE	TL 0507	SECTION D	Scale 1/1250
COUNTY HERTFORDSHIRE	DISTRICT DACORUM	© Crown copyright 1988	

