

# PRIME & REFURBISHED SHOP PREMISES LEASE AVAILABLE

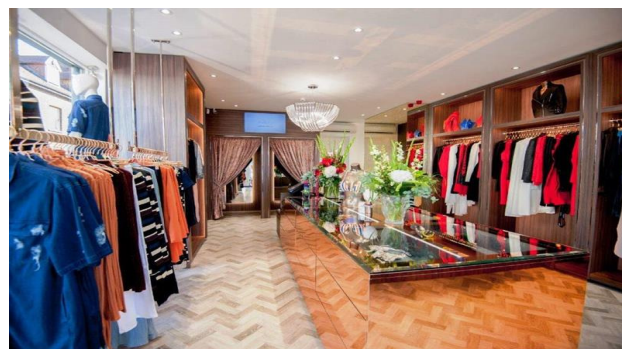
**BERKHAMSTED**  
**153 HIGH STREET, HP4 3HB**

**brasier  
freeth.**  
CHARTERED SURVEYORS

The Edward Hyde Building  
38 Clarendon Road  
Watford  
Hertfordshire – WD17 1HZ

**01923 210810**

[www.brasierfreeth.com](http://www.brasierfreeth.com)



## | LOCATION

Berkhamsted is a historic market town in western Herts enjoying a wealthy catchment and busy, popular town centre.

The subject property occupies a prime pitch, centrally located on the High Street, directly opposite **Tesco** and **Costa**, close to **Waterstones**, **Boots** and **Fat Face**. See attached goad extract for further details.

## | DESCRIPTION

End terrace retail unit with return frontage onto Prince Edward Street. The premises are set out over ground floor and basement levels and present in excellent order, having been substantially refurbished by the current occupiers.

## | ACCOMMODATION

The property has the following approximate dimension and floor areas:-

<b>Internal Width</b>	5.37 m	17 ft 7 ins
<b>Ground Floor Area</b>	77.48 sq m	834 sq ft
<b>Basement Area</b>	34.47 sq m	371 sq ft
<b>1 No. Rear Car Parking Space</b>		

## | LEASE

Held by way of a 6 year Lease which commenced 01/07/16. There are no further rent reviews.

## | RENT

**£32,500 per annum exclusive** plus VAT (if applicable).

## | TERMS

Our clients have incurred substantial cost having undertaken comprehensive refurbishment of the property. Premium offers are invited on the basis of an Assignment of the existing Lease.

## | EPC

Details available upon request. Rating - E-109.

## | RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £33,500.

For rates payable for year to 31 March 2020 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.

WAT002857

**VIEWING** | Strictly by appointment through this office with:

Neil Saunders  
01923 205511  
[neil.saunders@brasierfreeth.com](mailto:neil.saunders@brasierfreeth.com)

Jeremy Hunting  
01923 205505  
[jeremy.hunting@brasierfreeth.com](mailto:jeremy.hunting@brasierfreeth.com)

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



50 metres

Experian Goad Plan Created: 22/03/2019

Created By: Brasier Freeth



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011