

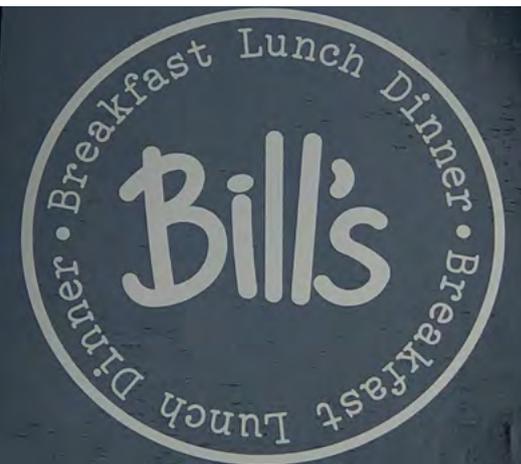


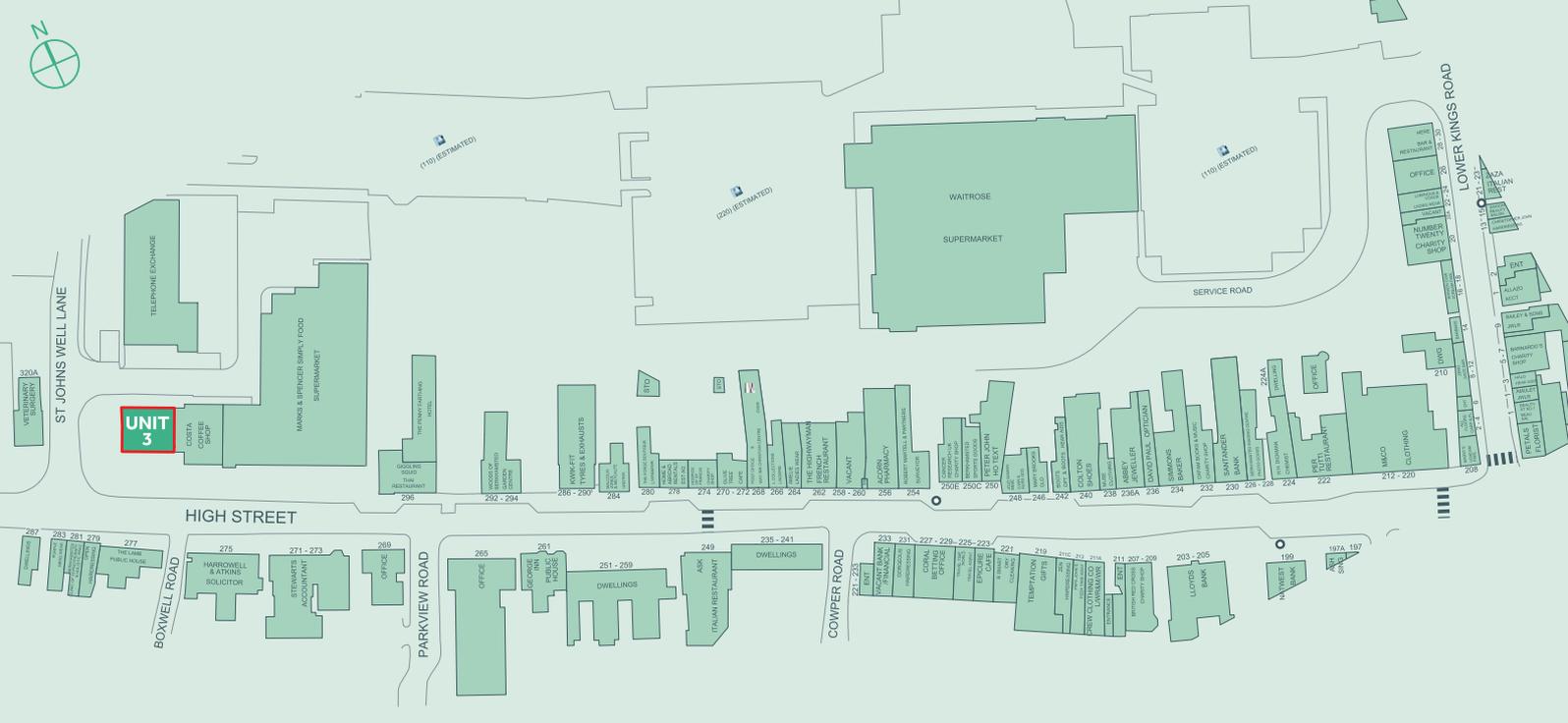
**3,930 SQ FT UNIT TO LET
ATTRACTIVE OUTSIDE
TERRACE SPACE**

A1/A2/A3/A4 PLANNING PERMISSON

**UNIT 3, 300 HIGH STREET
BERKHAMSTED HP4 1ZZ**

(ADJ. M&S SIMPLY FOOD AND COSTA)





LOCATION

The property is located in the affluent market town of Berkhamsted.

Berkhamsted is an historic market town located in the west of Hertfordshire, 26 miles north west of London, 10 miles north west of Watford and 5 miles west of Hemel Hempstead. The town benefits from excellent transport links being located on the A41 trunk road giving direct access to the M25 motorway and the wider motorway network. Berkhamsted railway station provides fast and frequent train services to both Birmingham and London (Euston), with the shortest journey time to London at 31 minutes.

SITUATION

Unit 3 is situated within a short walk from Berkhamsted train station at the north western end of the High Street with St. Johns Well Lane forming its western border. St. Johns Well Lane provides access to a Marks & Spencer Simply Foods car park and a Waitrose with adjoining council operated car park.

Nearby occupiers include a mixture of quality national and independent shops and catering operators including Ask, Waitrose, Giggling Squid, White Brasserie, Bills, JoJo Maman Bebe and Fat Face.

DEMOGRAPHICS

31,000 people live within a 10 minute drive time of Berkhamsted and like many parts of west Hertfordshire, the town benefits from an exceptionally affluent and mobile population (42.9% within the most affluent AB social group compared to 22.7% nationally).

TENURE

A new full repairing and insuring lease is to be granted for a term by arrangement.



RENT

Rental offers are invited exclusive of service charge, business rates and VAT (if applicable). POA.

ACCOMMODATION

Unit 3		
Internal Width (max)	79'6"	24.2 m
Shop Depth (max)	50'0"	15.3 m
Ground Floor Sales	3,062 ft ²	284.47 m ²
Mezzanine Stores/WCs	868 ft ²	80.6 m ²
External Seating Area	936 ft ²	87.0 m ²

LEGAL COSTS

Each party is responsible for its own costs.

EPC

Details available upon request. Rating – B-39.

RATES

Rateable Value £85,500. For rates payable please refer to Dacorum Borough Council – 01442 228000

**brasier
freeth.**
CHARTERED SURVEYORS

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While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check this information for you, particularly if you are contemplating traveling some distance to view the property. N.B. These particulars comply with the requirements of the Property Misdescription Act 1991. March 2019 020 7735 4316 | www.creativeworks.london