

OFFICE/STORAGE/YARD

WITH PLANNING PERMISSION FOR TWO FLATS

FOR SALE

1,188 sq ft | (110.13 sq m)



The Courtyard
77 - 79 Marlowes
Hemel Hempstead
Hertfordshire - HP1 1LF

01442 263033
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12 FERNVILLE LANE, HEMEL HEMPSTEAD HP2 4AL

KEY FEATURES

- Part air conditioned
- Small kitchen
- WC facilities
- Private parking for 3 vehicles
- Planning Consent for residential conversion

ACCOMMODATION

	sq ft	sq m
Warehouse	257	23.8
Ground Floor Office	529	49.1
First Floor Office	402	37.3
Total	1,188	110.2

DESCRIPTION

The property comprises first floor office accommodation with the ground floor being used as storage/office.

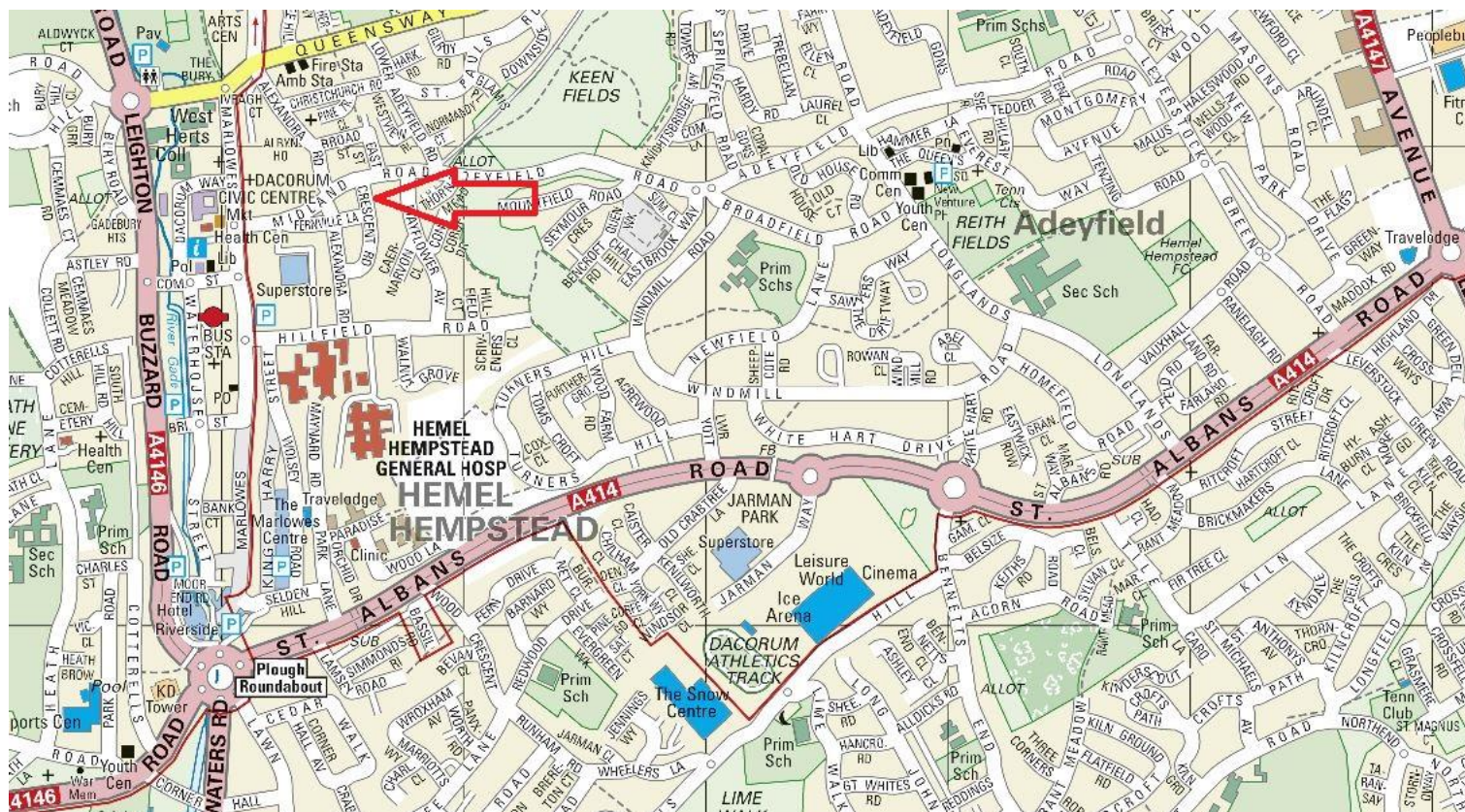
The offices are air conditioned and benefit from a small kitchen and WC. The yard is gated and provides parking for approximately 3 vehicles.

Planning consent has been granted for the demolition of the existing single storey buildings and construction of two storey side extension to create two 2 bedroom apartments. Application No: 4/01110/17/FUL. Plans available on request.

VIEWING | Strictly by appointment through this office with:

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LOCATION

The property is situated in Fernville Lane which runs parallel with Midland Road which leads directly to Marlowes, approximately mid-way between Hemel Hempstead new town and the old town, both of which are in easy walking distance. The old town provides a number of pubs, restaurants and cafes.

The M25 (Junction 20) is approximately 5 miles distant via the A41 dual carriageway and Junction 8 of the M1 motorway is 2.7 miles to the east.

Hemel Hempstead railway station is 1 mile to the west of the town centre and provides a fast and frequent service into London Euston (journey time of approximately 30 minutes).

TENURE

The property is available on a freehold basis with vacant possession.

PRICE

£250,000.

VAT

It is understood that VAT is not applicable on the purchase.

RATES

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £6,200.

For rates payable for year to 31st March 2018, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

EPC RATING

Energy Rating: 181 / Grade: G

March 2018 / HH000284

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