

LOCK-UP SHOP INVESTMENT FOR SALE

HEMEL HEMPSTEAD
12 QUEENSWAY, HP1 1LR

**brasier
freeth.**
CHARTERED SURVEYORS

The Courtyard
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Hertfordshire - HP1 1LF

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**** Winners of an Estates Gazette 'Most Active Regional Agent' Competition from 2008 – 2016 ****



LOCATION

Hemel Hempstead has access to the A41 dual carriageway which is within 2 miles distance, providing rapid access to the M25 at Junction 20, approximately 4 miles distance. Junction 8 of the M1 is approximately 3 miles away. Hemel Hempstead is served by a mainline railway station (Euston approximately 30 minutes).

The property is situated in Queensway directly opposite The Old High Street in Central Hemel Hempstead. The Old Town is particularly characterful with many pubs, restaurants and specialist shops within easy walking distance and public car parking is available nearby.

DESCRIPTION

The property comprises ground floor lock-up shop with single toilet to the rear.

ACCOMMODATION

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

Shop Width	5.49 m	18 ft
Ground Floor	50.82 sq m	547.02 sq ft

TENURE

The ground floor is held on a lease from 4th February 2015 expiring 13th February 2020. The current passing rent is £9,000 per annum exclusive and is subject to an upward only rent review on 14th February 2018.

PRICE

We are instructed to seek offers in the region of **£145,000** exclusive of VAT.

EPC

Details available upon request. Rating – D 99

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £9,800.

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

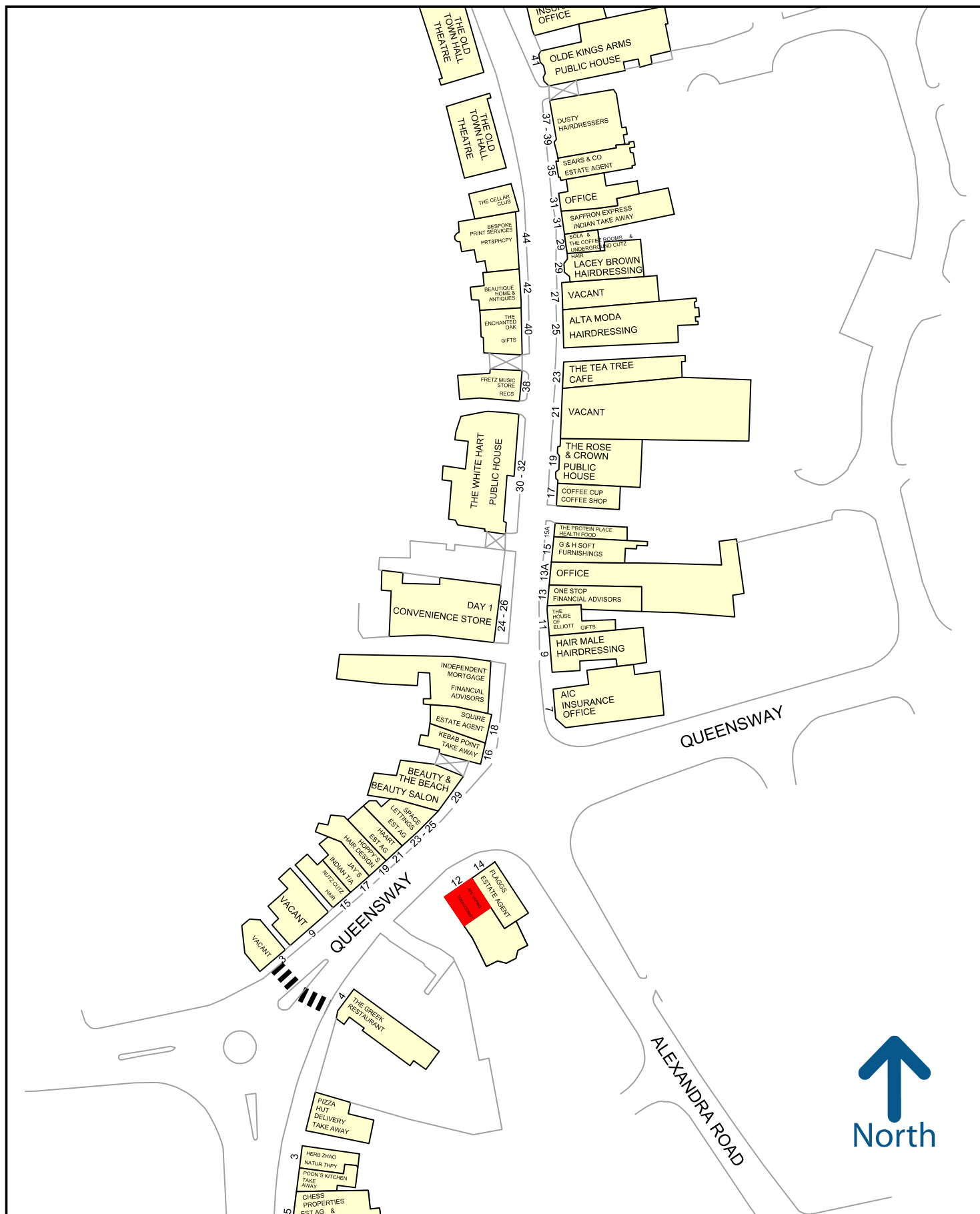
LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING | Strictly by appointment through this office with:

Philip Walker
01442 298809
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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: 30/03/2016
Created By: Brasier Freeth