

WINE BAR (A3 & A4 USE) FOR SALE

BERKHAMSTED
39-43 LOWER KINGS ROAD, HP4 2AB

**brasier
freeth.**
CHARTERED SURVEYORS

The Courtyard
77 – 79 Marlowes
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LOCATION

The property occupies a prominent position towards the northern end of Lower Kings Road opposite the entrance to the new multi-storey car park and **Waitrose Supermarket**. Berkhamsted railway is also located nearby.

Berkhamsted is an affluent attractive market town popular for commuters and local residents alike which benefits from a number of restaurants, pubs, banks and retailers (**M&Co, W H Smith, Boots, Costa Coffee, Fat Face, Crew Clothing** and **Tesco**, to name a few).

DESCRIPTION

The property comprises a ground floor previously used as an art gallery/wine bar.

The accommodation comprises three units combined into one together with toilets (including one disabled toilet) and rear office/kitchen. The accommodation benefits from air conditioning (not tested).

The unit benefits from A4 User Class Order (wine bar/pub) but could be occupied on either an A1/A2/A3 User Class Order without a change of use.

ACCOMMODATION

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

Shop Frontage	11.24 m	36 ft 6 ins
Shop Width	12.07 m	39 ft 6 ins
Shop Depth	12.03 m	39 ft 7 ins
Retail Area	107.3 sq m	1,155 sq ft

TERMS

The premises are available on a freehold basis, terms to be agreed.

PRICE

£775,000 plus VAT (if applicable).

EPC

Details available upon request. Rating – C – 67.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £43,000.

For more information on the rates payable for year to 31st 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.

HH000729

VIEWING | Strictly by appointment through this office with:

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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.
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