Rarely Available Freehold Office For Sale

Attractive Grade II Listed Building

1,663 sq ft (154.5 sq m)

AITCHISON RAFFETY



29 High Street, Hemel Hempstead HP1 3AA

For Sale

- **POTENTIALLY NO BUSINESS RATES TO PAY**
- Private Parking
- Kitchen
- Male & Female WCs
- Own ground floor entrance
- Gas central heating
- Fully carpeted

RICS

INVESTORS IN PEOPLE

SGS UKAS

T: 01442 220800
Email: ian.archer@argroup.co.uk

www.argroup.co.uk

63 Marlowes, Hemel Hempstead HP1 1LE

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Hemel Hempstead
Herts
HP1 3AA



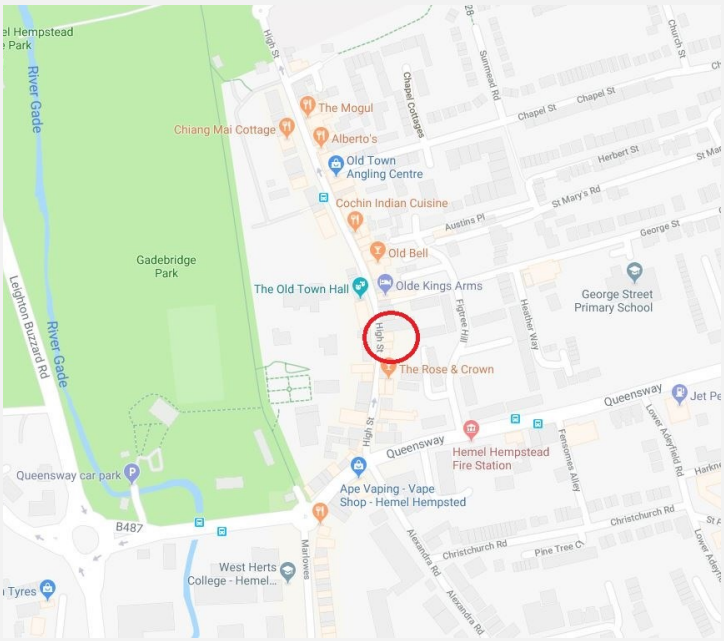
Description

The premises comprise a self-contained Grade II Listed office on the first and second floors of this 3-storey building with its own ground floor entrance. The space is divided in to 5 rooms on the first floor and 3 rooms on the second floor with a small storage area on the ground floor and gas central heating. There is a private parking area at the rear off Figtree Hill. The main ground floor and basement has been separately sold off on a long lease.

Location

The property is situated in the Old Town area of Hemel Hempstead, amongst the heart of the older style buildings, with several restaurants nearby as well as public parking. There is good access to the M1 with J8 3.1 miles distant, whilst the A41 to the south is within 2 miles. The town benefits from a mainline railway station linking to London Euston

Location Map | StreetView | 3D View



Floor Area

The approximate net internal floor areas in accordance with IPMS are:

Ground Floor Entrance / Storage	85 sq ft	7.9 sq m
First Floor offices	985 sq.ft	91.5 sq.m
Second Floor offices	593 sq.ft	55.1 sq.m
Total	1,663 sq.ft	154.5 sq.m

Price

£425,000

Terms

The property is owned freehold but is subject to a 125 year ground lease on the ground floor and basement from 1986 at a peppercorn rent.

Our Business Rates division advise that the total rateable value will be under £12,000, and therefore no rates will be payable providing you have no other commercial property.

Energy Performance Rating

Band D—87

Legal Costs

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

VAT

VAT will not be chargeable in this sale

Viewings

Strictly by appointment via the sole agents:-

Aitchison Raffety - 01442 220800

Ian.archer@argroup.co.uk

IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding.

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