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01442 240406

# 64-66 LONDON ROAD, APSLEY HEMEL HEMPSTEAD, HP3 9SD



# TO LET - £22,000 per annum

### Retail Premises 1,082 SQ FT (100.54 M<sup>2</sup>)

Attractive double-fronted retail premises
Air-conditioned retailing area

Storage

Rear loading access



CHARTERED SURVEYORS | COMMERCIAL PROPERTY AGENTS | VALUERS | BUILDING SURVEYORS | RATING CONSULTANTS Hemel Hempstead 01442 240406 St Albans 01727 843162 Watford 01923 252188 Welwyn Garden City 01707 259599



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LOCATION	The property is prominently located fronting London Road, Apsley, which is a busy secondary retailing location of Hemel Hempstead.	
	The property is situated in relatively close proximity to the junction with Durrants Road which is a few yards to the right of the property.	
	Hemel Hempstead itself is situated 25 miles north west of Central London, just off the M1 at Junction 8, within a few minutes drive north of Junction 21 of the M25 motorway.	
DESCRIPTION	The property comprises a lock up, ground floor shop benefitting from a substantial air-conditioned retailing area together with storage, WC and rear pedestrian loading access.	
ACCOMMODATION	We calculate the net internal floor area of the property to be as follows:	
	Overall floor area: 1,082 sq ft 100.54 m <sup>2</sup>	
	<b>u</b>	luation, the net internal floor area equates to r the shop, plus ancillary offices and storage.
TERMS	The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed, in multiples of five years.	
TERMS	£22,000 per annum, exclusive of all outgoings	
RATES	Rateable value: £24,250	
	The current uniform business rate from $1^{st}$ April 2018 is 48p in the £1	
VAT	The property is VAT Registered and therefore VAT will be charged on the sale price.	
EPC	The Energy Performance Asset Rating is D77. A copy of the full Energy Performance Certificate is available upon request.	
VIEWING	Strictly by appointment via sole agents:	
	IAN MCGILL 01442 240406 iwm@stimpsons.co.uk	STIMPSONS 30 The Avenue Watford WD17 4AE

The full range of our instructions is available on our website

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