

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



TO LET - £22,000 per annum

**Retail Premises
1,082 SQ FT (100.54 M²)**

- | | |
|---|-----------------------|
| ■ Attractive double-fronted retail premises | ■ Storage |
| ■ Air-conditioned retailing area | ■ Rear loading access |

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

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 m²

Utilising a zoning method of valuation, the net internal floor area equates to 704.6 sq ft in terms of Zone A for 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 1st 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:

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The full range of our instructions is available on our website

www.stimpsons.co.uk

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