



**AITCHISON  
RAFFETY**



[www.argroup.co.uk](http://www.argroup.co.uk)

- POTENTIAL RESIDENTIAL DEVELOPMENT SITE IN HEART OF POPULAR MARKET TOWN
- Currently in use as a car showroom & workshop
- Potential for a variety of uses subject to planning
- Busy position on main road leading to A41
- Situated in the heart of the Conservation Area
- Total site area 242 sq.m

**1 Kings Road, Berkhamsted, Hertfordshire HP4 3BD**

Commercial Space Available for a Variety of Uses Subject to Planning

Approx 2,956 sq ft (274.61 m<sup>2</sup>)

**FOR SALE**

**OR MAY LET**

1 Kings Road, Berkhamsted, Herts HP4 3BD

**Location**

The property is situated in the heart of the town centre, conveniently placed for easy access to the High Street, with the mainline station and all shopping facilities within easy walking distance.

**Description**

The property comprises an Edwardian two-storey workshop fronting onto Elm Grove together with a single storey car showroom fronting onto Kings Road. The plot forms an 'L' shape.

**Planning**

The property has been in use as a car showroom and repair workshop for over 20 years. A recent tenant of part obtained planning consent for the rear space for retail sale of bicycles and bicycle repairs. We believe that the property therefore has an established use as part 'Sui Generis' for a car sales.

We are of the opinion that the site could be developed to provide 2 x two bed apartments and a new 3 bed house off Elm Grove with parking. However no planning application has been made or initial Pre-App.

**Accommodation**

Measured on GIA. Floor plans available on request.

FLOOR	DESCRIPTION	AREA	
		Sq. M	Sq. Ft
Ground Floor	Showroom and workshop	203.17	2,187
First Floor	Toilet	14.86	160
Loft Space	Storage	56.67	610
<b>TOTAL</b>		<b>274.61</b>	<b>2,956</b>
Plot Size		242.87	2,614

**Business Rates**

From internet enquiries on the VOA website the rateable value from 1 April 2023 will be £20,500. The rates payable should therefore be £10,229.50 for 2023-24. However, purchasers are advised to obtain their own advice on this point.



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**EPC**

Band D - 90

**VAT**

There is no VAT payable.

**Price**

The property is for sale freehold at **£795,000** preferably on an unconditional basis, although offers subject to planning may be considered.

**Lease Terms**

Alternatively a new lease is available at a rent of £50,500 per annum on terms to be agreed..





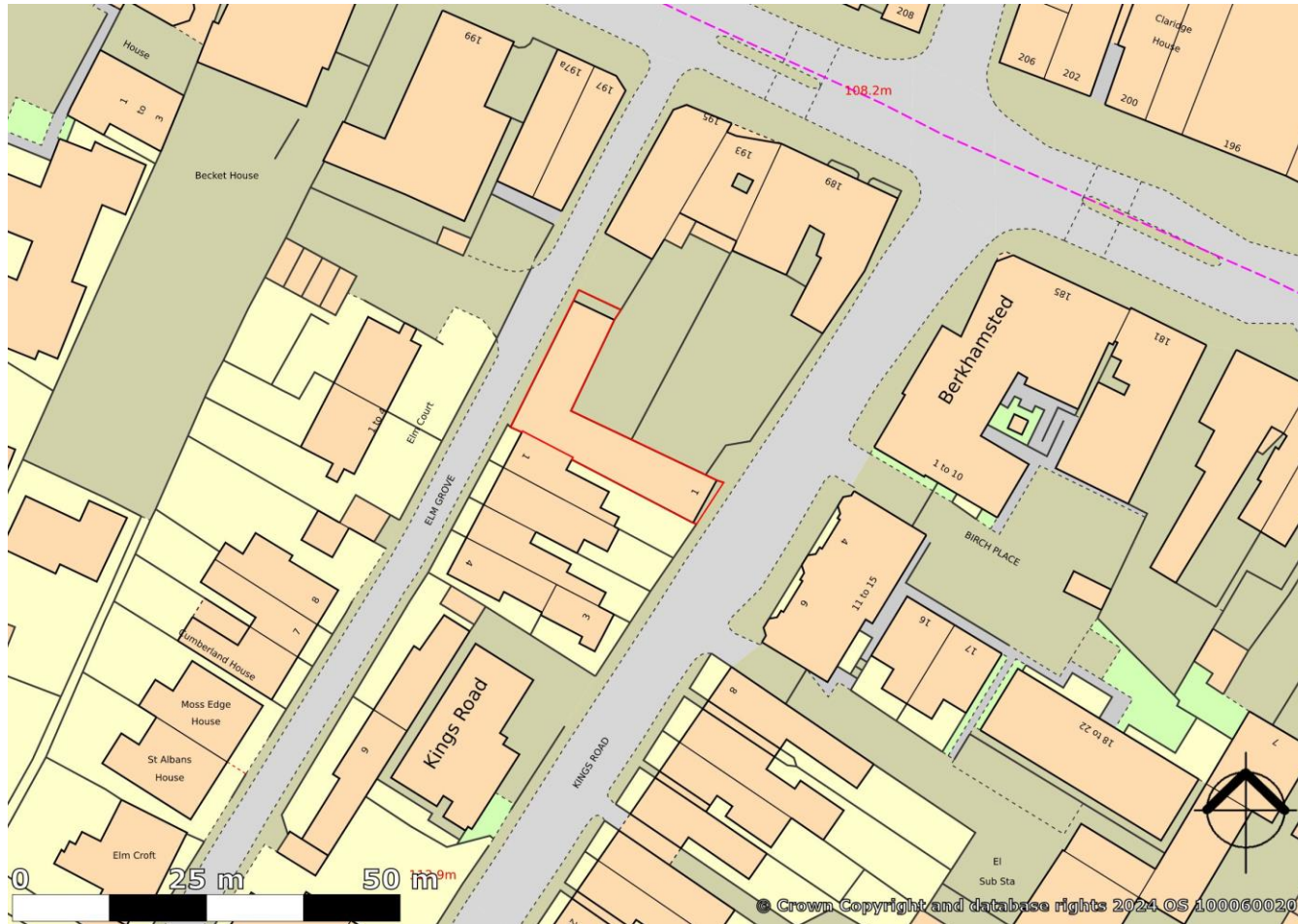
1 Kings Road, Berkhamsted, Herts HP4 3BD

### OVERHEAD VIEW



1 Kings Road, Berkhamsted, Herts HP4 3BD

### DETAILED OS MAP





1 Kings Road, Berkhamsted, Herts HP4 3BD

LAND REGISTRY TITLE PLAN



1 Kings Road, Berkhamsted, Herts HP4 3BD



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