



**AITCHISON
RAFFETY**



- Self contained Class E use building
- Attractive victorian building
- 4 car spaces allocated
- Kitchenette and WCs
- Gas central heating
- Close to town centre
- May suit a variety of uses

Ian Archer
ian.archer@argroup.co.uk

Connor Harrington
connor.harrington@argroup.co.uk

01442 220800

271 High Street, Berkhamsted, Hertfordshire, HP4 1AA

Self-contained office with parking in town centre

Approx. 1,410 Sq Ft (130.99 Sq M)

To Let

271 High Street, Berkhamsted, Hertfordshire, HP4 1AA

Description

The property comprises an attractive Victorian self-contained office building on two floors. The building has gas central heating, fitted carpets, and 4 allocated parking spaces. It also benefits separate male and female WCs and a kitchen.

Location

Situated in the centre of Berkhamsted, a short walk from the railway station

Town centre & train station	0.4 Miles
A41	1.3 Miles
M25 (Junction 20)	7.1 Miles
M1 (Junction 8)	6.8 Miles
Hemel Hempstead	5.8 Miles
Watford	12.2 Miles
Aylesbury	14.4 Miles



271 High Street, Berkhamsted, Hertfordshire, HP4 1AA



Floor Area

Ground Floor		
Kitchen	84 Sq Ft	7.8 Sq M
Office	567 Sq Ft	52.67 Sq M
Storage	46 Sq Ft	4.27 Sq M
First Floor		
Office	713 Sq Ft	66.24 Sq M
Total	1,410 Sq Ft	130.99 Sq M

Rent

£33,000 per annum exclusive

Terms

The premises are available by way of a new effective FRI lease to be excluded from the security of tenure of the Landlord & Tenant Act 1954

Business Rates

Rateable value £24,750. We believe that the rates payable will be £9,325 for 1 April 2024 – 31 March 2025 rising to £12,771 for 1 April 2025 to 31 March 2026

VAT

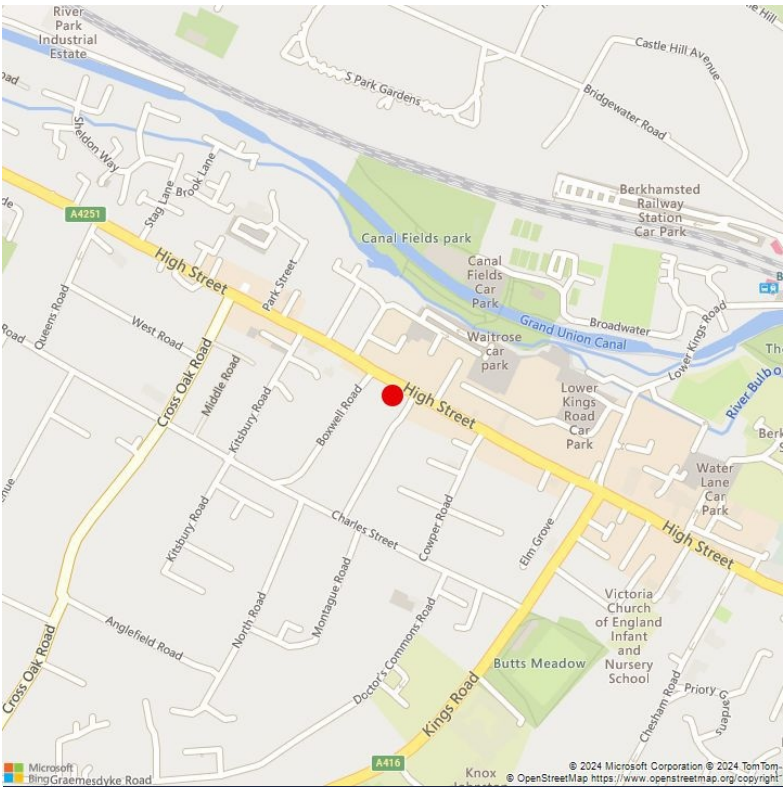
This property is not subject to VAT.

Energy Performance Rating

C-70

Service Charge

There is a contribution towards the maintenance of the external parking areas. Costs available on application.



Viewings

By appointment via sole agents -

Aitchison Raffety Ian Archer

01442 220800,

ian.archer@argroup.co.uk or

Connor Harrington, 01442

220800,

connor.harrington@argroup.co.uk

**AITCHISON
RAFFETY**

www.argroup.co.uk



RICS

INVESTORS IN PEOPLE™
We invest in people Silver



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. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.