



# AITCHISON RAFFETY



- Prominent location in town centre close to High Street junction
- Excellent frontage
- Large public car park to the rear
- Close to entrance to Waitrose store and car park

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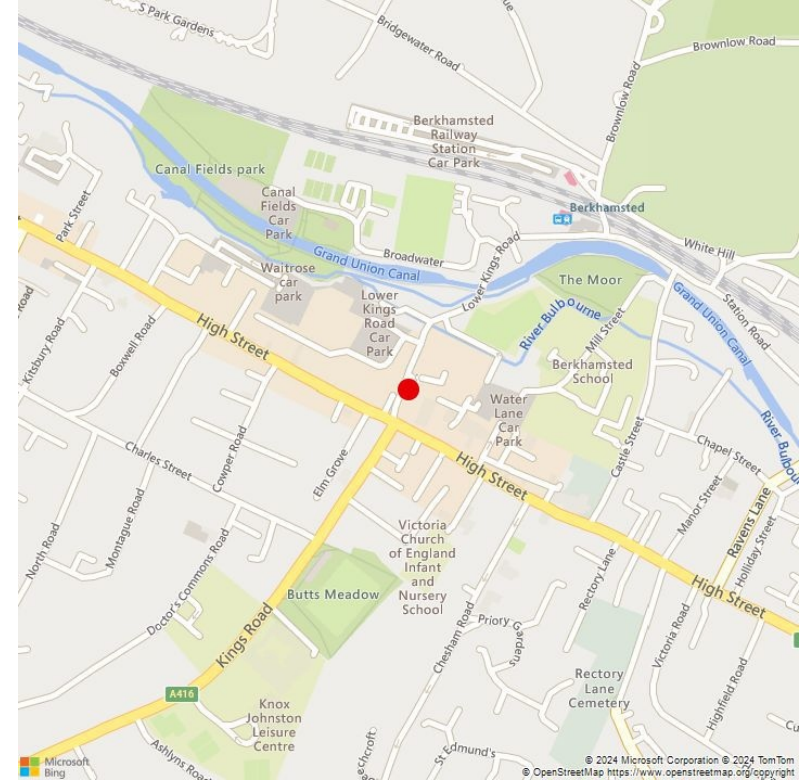
2-4 Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AE

Retail Unit

Approx. 323 Sq Ft (30.01 Sq M)

**To Let**

# 2-4 Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AE



## Description

The property comprises a mid-terraced lock up shop. There are WC facilities shared with other units in the same block on the first floor, accessed via an entrance between No 2-4 and No 8.

## Location

Situated close to the junction of the High Street and Lower Kings Road, which leads down to the railway station. The position is visible from the High Street.

## Floor Area

Ground Floor Shop	323 Sq Ft	30.01 Sq M
<b>Total</b>	<b>323 Sq Ft</b>	<b>30.01 Sq M</b>

## Rent

£20,000 per annum exclusive

## Terms

Available on a new Full repairing and insuring lease for a term to be agreed subject to 5 yearly rent reviews outside the security of tenure of the Landlord & Tenant Act 1954.

## Business Rates

From internet enquiries with the Valuation Office we are advised that the rateable value for the shop is £17,250. If you are classed as a Retailer you should benefit from a 75% retailers discount for 2024-25 on your rates bills which should reduce the charge to £2,151.93 this year, subject to conditions

## VAT

This property is subject to VAT.

## Energy Performance Rating

Band C - 54

**Viewings**  
 Strictly by appointment via the sole agent - Aitchison Raffety  
 01442 220800  
 lan.archer@argroup.co.uk or  
 connor.harrington@argroup.co.uk

**AITCHISON RAFFETY**  
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