



- Ground floor lock up shop
- Class E commercial space
- Would suit a variety of uses including Retail, Estate Agents, Medical & Beauty Treatments
- Busy location close to Sainsbury's & McDonalds
- No rates to pay subject to conditions
- Shop frontage of 14ft 8

Ian Archer
ian.archer@argroup.co.uk
01442 220 800

Connor Harrington
connor.harrington@argroup.co.uk
01442 220800

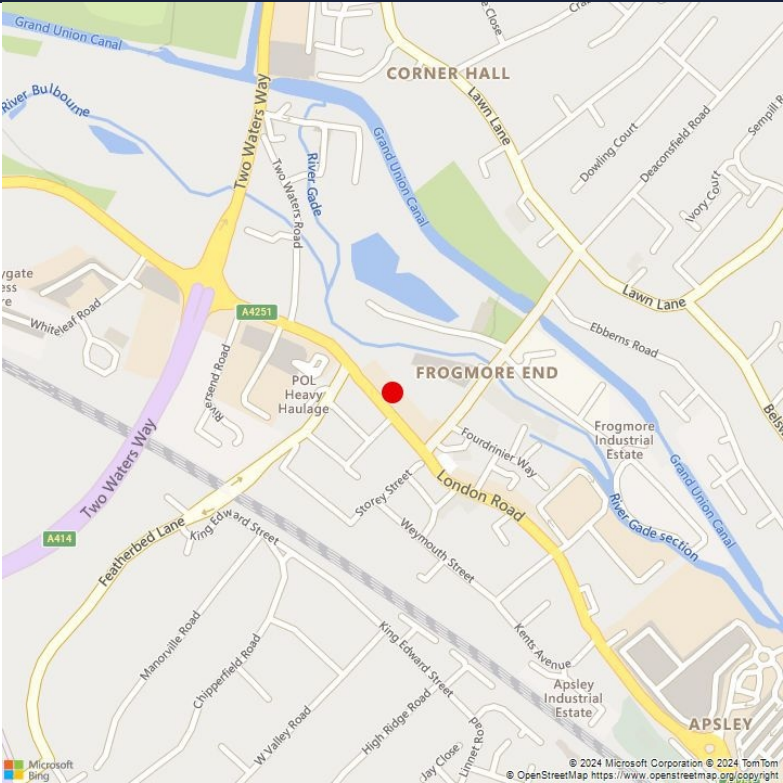
108 London Road, Hemel Hempstead, Hertfordshire, HP3 9SD

Commercial Space with Class E Use

Approx. 387 Sq Ft (35.95 Sq M)

To Let

108 London Road, Hemel Hempstead, Hertfordshire, HP3 9SD



Description

The property comprises a ground floor semi-detached lock-up shop with a mainly rectangular layout. There is a WC at the rear.

Location

Fronting on to London Road in Hemel Hempstead close to a large Sainsburys food store and retail park. The location provides a busy trading position

Floor Area

Shop Area	387 Sq Ft	35.95 Sq M
Total	387 Sq Ft	35.95 Sq M

Rent

£13,500

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

Rateable value £10,250. Tenants should therefore be able to benefit from zero rates to pay subject to terms and conditions

VAT

There is no VAT payable

Energy Performance Rating

Band C - 63

Viewings

Strictly by appointment via the sole agents
Aitchison Raffety - Ian Archer
01923 210733 -
ian.archer@argroup.co.uk or
Connor Harrington 01923 210733
connor.harrington@argroup.co.uk

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www.argroup.co.uk



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