



**AITCHISON  
RAFFETY**



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- To let
- Religious meeting house  
Planning class F1
- May suit a variety of uses  
subject to planning
- Garden at front & rear
- 3 rooms
- No VAT payable

RENT OFFERS IN EXCESS OF  
£25,000 P.A.

Religious building – may suit a variety of alternative uses stp

Approx 1,103 sq ft (102.9 m2)

To Let

Quaker Meeting House,  
289 High Street, Berkhamsted  
HP4 1AJ

### **Location**

The premises are located in Berkhamsted, a popular commuter town to the northwest of London, with a population of approximately 19,000. The property is close to the edge of the town centre and is within a short walk of all main amenities including shops, parking and the railway station.

### **Description**

The building comprises a detached Grade II Listed Religious building all on one level constructed in 1818 with a large front and rear garden. The property is set back and is of solid brick walls under a pitched slate roof with attractive rounded arch sash windows at front and rear. There is a path externally providing disability access to a side door.

Internally there are three steps up inside the main entrance to a small lobby with unisex and disabled persons WC. This then leads to a large main hall with high ceilings of approx 3.9m (12ft 11). There is a second, middle room and a kitchen to the right hand end, with rear door leading out to a garden at the back.

### **Planning**

The property is believed to have been in continuous use as a religious meeting house since it was built and we are of the opinion that it should therefore benefit from an established use as a Class F1 Place of Religious Worship. Other Commercial or Community uses may be suitable subject to planning, but tenants are advised to obtain their own advice on this.

**EPC** Rating 111 – Band E

**Services** All main services are connected

### **Lease Terms**

A new lease is available for a term to be agreed, subject to regular rent reviews.

### **Rent**

Offers in excess of £25,000 p.a. exclusive

### **VAT**

There is no VAT payable.

The owners, being the Quakers, would like to use a space within the building for meetings every Sunday until 12 noon.

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### Accommodation

Measured on a GIA basis.

FLOOR	DESCRIPTION	AREA	
		Sq. M	Sq. Ft
Ground	Entrance lobby Hall	20.9	225
Ground	Main hall	46.0	495
Ground	Middle room	20.8	224
Ground	Kitchen	15.1	163
Ground	WCs		
TOTAL		102.9	1,107
Plot	Total size	791.59 sq.m	0.196 ac

### Contact

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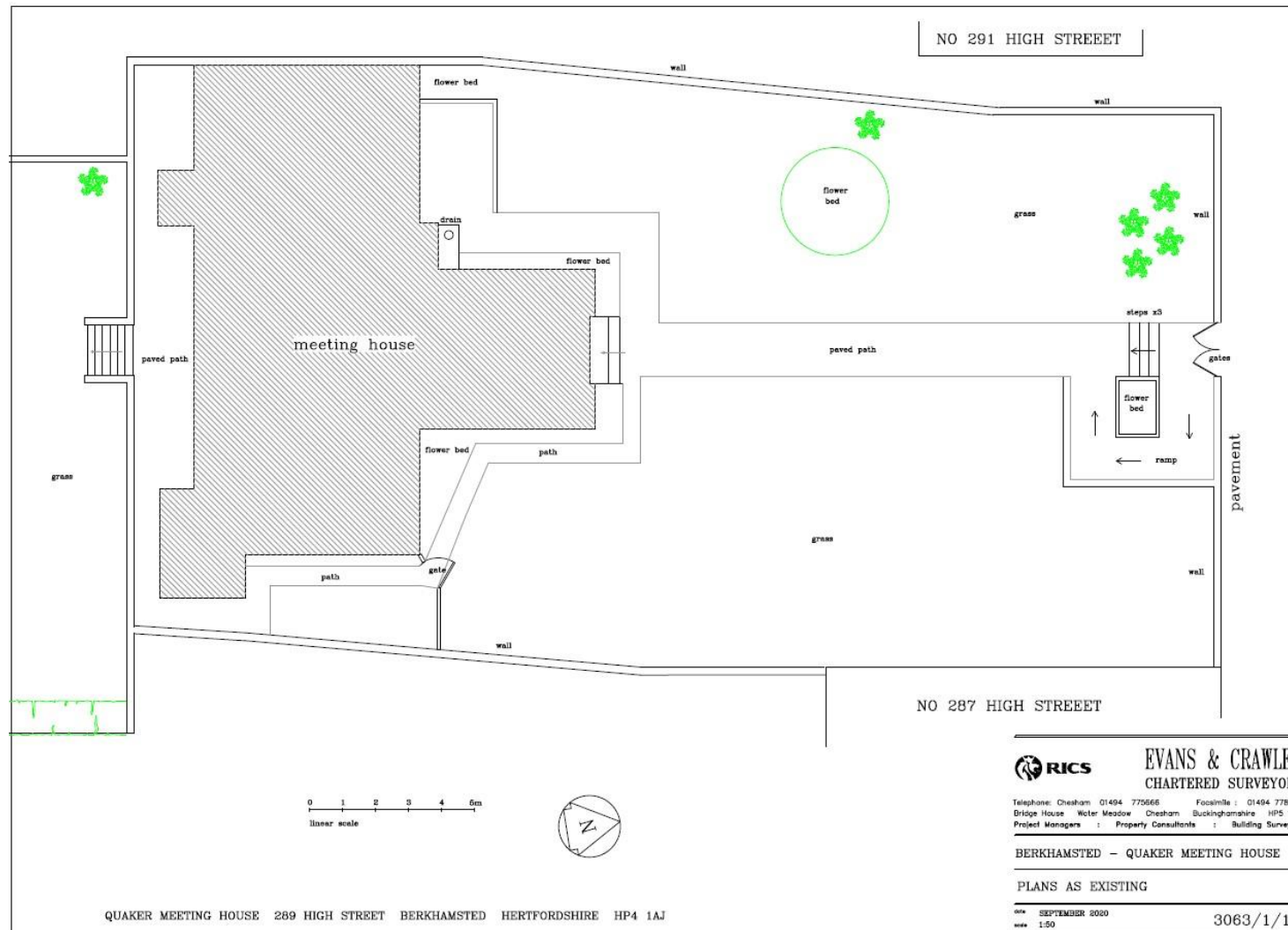


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### Plan of building and front garden



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