



**AITCHISON
RAFFETY**



- Road side location
- Car Tyre/ Repair
- Additional Parking to rear
- Offers in excess of £57,000.
- Available immediately
- Workshop floor to ceiling (Maximum height 5.45m)
- Three phase power

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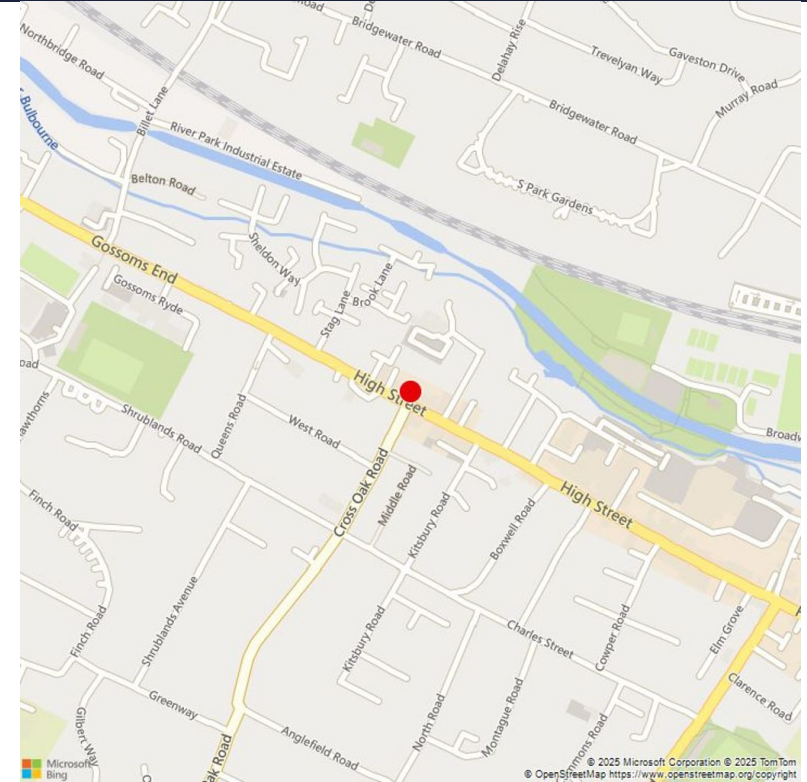
352 High Street, Berkhamsted, Hertfordshire, HP4 1HU

Very well situated car tyre/ repair premises with parking

Approx. 4,246 Sq Ft (394.45 Sq M)

To Let

352 High Street, Berkhamsted, Hertfordshire, HP4 1HU



Description

The property comprises of a Former National Tyres and Autocare Centre. The ground floor is made up of a front retail/ office space with rear garage/ workshop space and first floor offices/ ancillary storage.

The property would suit similar car tyre/ repair uses or alternatively other uses subject to conditions.

Location

Located in a very prominent road side position facing Berkhamsted High Street. Berkhamsted is a affluent commuter town located directly off the A41, approximately five miles from Hemel Hempstead and twelve miles from Aylesbury.

Floor Area

Ground Floor - Retail/ Office	864 Sq Ft	80.27 Sq M
Ground Floor - Workshop/ Car Repair	2,629 Sq Ft	244.23 Sq M
First Floor - Office/ Storage	753 Sq Ft	69.95 Sq M

Total **4,246 Sq Ft 394.45 Sq M**

Rent

Offers in excess of £57,000 per annum exclusive.

Terms

Available via a sub lease with a term due to expire in April 2033, leaving approximately seven and a half years remaining.

Further terms available upon application.

Business Rates

From verbal enquiries, we understand the current rateable value is £56,500 with rates payable in the order of £30,849 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

TBC

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Strictly by appointment only with
sole agents Aitchison Raffety Ian
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