



- Attractive retail unit
- Grade II Listed
- Elevated position on busy High Street
- Lock-up shop
- First floor suitable for additional sales or other uses
- Use class E

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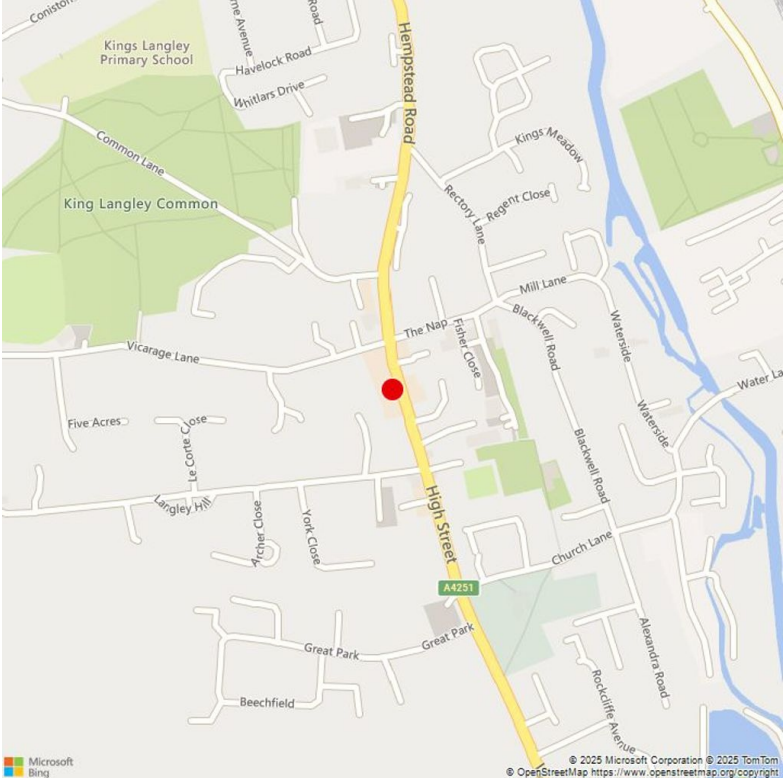
6 High Street, Kings Langley, Hertfordshire, WD4 8BH

Town Centre Retail Unit

Approx. 417 Sq Ft (38.74 Sq M)

**For Sale/
To Let**

6 High Street, Kings Langley, Hertfordshire, WD4 8BH



Description

The property comprises an attractive Grade II Listed two storey lock-up shop. The shop would lend itself to a variety of uses within use class E due to an open plan retail area and first floor accommodation. There is WC on this ground floor and a small kitchen on the first floor.

Location

The shop is located on the High Street in Kings Langley, a popular village at the junction of the A4146 and the M25 (J20). The village benefits from a railway station with a fast regular service to London (Euston) which makes it a popular commuter location as well as having a high percentage of ABC population within close proximity.

The Langley Hill car park is also within approx. 350 yards of the property providing free parking for an hour.

Floor Area

Ground Floor Retail	218 Sq Ft	20.25 Sq M
First Floor	199 Sq Ft	18.49 Sq M
Total	417 Sq Ft	38.74 Sq M

Price/Rent

£250,000 /£17,500 per annum exclusive

Terms

Available for a sale freehold with vacant possession or to let on a new on full repairing terms.

Business Rates

The rateable value is £14,750. If you qualify for retailers relief then the rates payable should be £4,048 for 2025-26.

VAT

There is no VAT payable

Energy Performance Rating

EPC Rating 53 - Band C

Viewings

Strictly by appointment via the sole agents
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