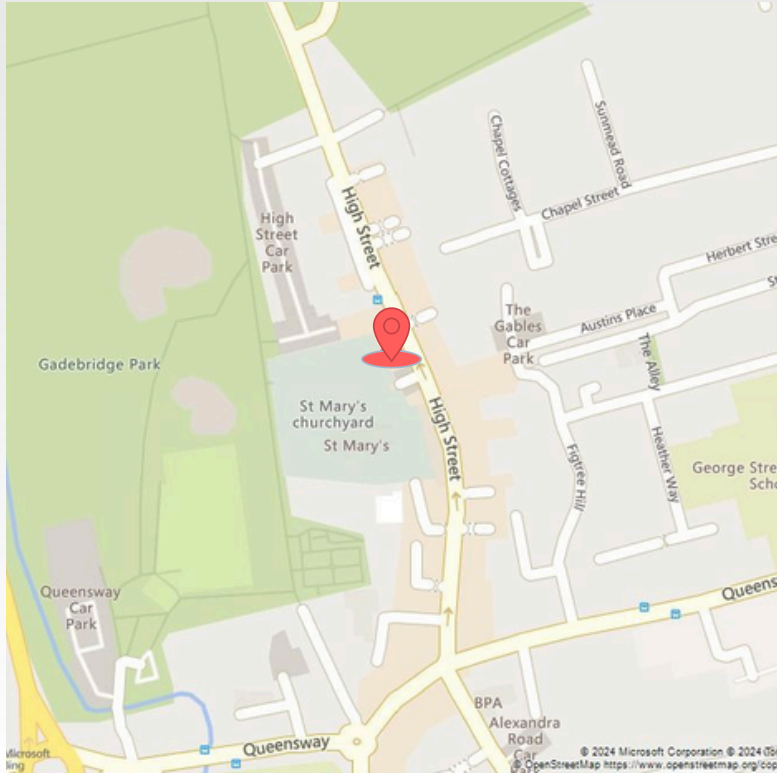


56-58 High Street |
Hemel Hempstead | HP1 3AF

Retail / Residential Investment |
Freehold for Sale





Summary

- Historic and attractive location within the conservation area of Hemel Hempstead Old Town
- Two lock up commercial units with internally accessed upper parts
- Current income: £15,200 per annum
- Part vacant with conversion potential, subject to the necessary consents
- Grade II Listed
- Offers are invited in excess of £350,000 for the freehold interest

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Location

The property is centrally located in the “old town” of Hemel Hempstead, a conservation area where many of the buildings are Listed. The area is popular for specialist, unique and destination retailers including cafes/restaurants, public houses, estate agents and accountants to name a few.

In recent years the High Street “old town” has undergone a major publicly funded refurbishment programme such as paving the road with cobbles, making it one way and upgrading street furniture. There is a large pay and display public car park directly behind the property.

Hemel Hempstead is one of the principal commercial centres of Hertfordshire approximately 30 miles north west of central London with a population of over 100,000.

Road communications are excellent being located on the A41 trunk road and the M1 motorway (J8). The M25 motorway (J20 and J21) are approximately 5 miles distant.

The town is also served by the mainline railway station (Euston is approximately 30 minutes journey time).

Description

The property comprises two lock up shops, 56 High Street is let as a whole including an internally accessed maisonette flat. 58 High Street is vacant and is in need of refurbishment work.



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Rates / Council Tax

56 High Street £8,600

58 High Street £7,000

For rates/council tax payable from 1 April 2024, please refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

EPC

56 High Street C 52

58 High Street E 104

Further details available upon request.

Price

Offers are invited in excess of £350,000.

VAT

The property is not elected for VAT purposes.

Tenure

The property is to be sold Freehold subject to the current occupational tenancy on 56 High Street (see overleaf).



* All boundaries indicative only *

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Tenancy Schedule

Accommodation	Sq.ft	Lease Start Date	Expiry Date	Landlord & Tenant Act	Rent PAX	Rent Review Date	Comment
56 High Street t/a Nail Artistry	1,187	21/09/2023	20/09/2038	Inside	£15,200	21/09/2027 21/09/2031 21/09/2035	4 yearly rent review provision. IRI lease.
58 High Street Vacant	1,069	N/A	N/A	N/A	N/A	N/A	N/A

Contact

Ollie Elderfield
07548 098881
ollie.elderfield@brasierfreeth.com

July 2024

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >