

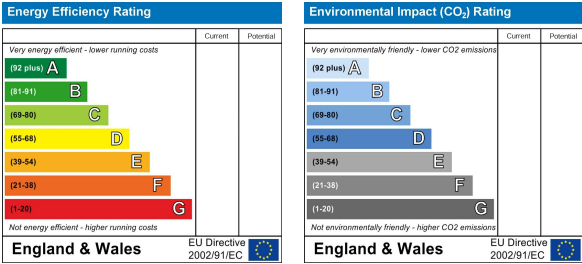
Floor plan



Viewing

Please contact our Sterling Kings Langley Office on 01923 27 06 66 if you wish to arrange a viewing appointment for this property or require further information.

Energy performance graph



Kings Langley
£2,000 Per Calendar Month



Tring
tring@sterlinghomes.co.uk
01442 828 222

Property Management
lettings@sterlinghomes.co.uk
01442 822 210

Kings Langley
kingslangley@sterlinghomes.co.uk
01923 270 666

Berkhamsted
berkhamsted@sterlinghomes.co.uk
01442 879 996

Kings Langley

£2,000 Per Calendar Month



A prime location High Street shop which is offered for let with immediate occupation boasting a two bedroom residential first floor apartment, main shop floor, store area, kitchen preparation space, and basement. There is currently a premises licence in place for the sale by retail of alcohol with specific details available to review.

Distance to Stations

Kings Langley Station (0.9 Miles)

Apsley Station (1.5 Miles)

Hemel Hempstead Station (3.0 Miles)

Watford Junction Station (5.3 Miles)

Lease Information

The lease from the current tenant is being assigned to any new incoming tenant. The details of the assignment are fixing the rent to £2,000 pcm until January 2030. Full lease can be inspected in our High Street office if required. Should you require a legal change of use we recommend you make your own enquiries to the local authorities.

Assigned Tenants Premium

There is an assignment premium of £6,000 plus VAT to be paid on agreeing to take on the existing lease.

Business Rates

The VOA website shows the Current Rateable Value from April 2023 as £14,500, for Business Rates payable please refer to Dacorum Borough Council & GOV.UK

