



**ERIC**  
SURVEYORS

# Prime Shop / Restaurant To Let Flagship opportunity



**199 High Street  
Berkhamsted HP4 1AW**

*334 sq m | 3600 sq ft*

*Impressive 4.5 m height to front sales area*

## Location

Nearby brands include Mint Velvet, Crew Clothing, Waitrose, Caffe Nero, M&S Foods, Gails and Nationwide. Please walk the depth of Vinegar Hill, Nena Craft Bakery, Berkhamsted Books and Per Tutti opposite to appreciate that this is at the heart of the shopping experience.

Nearby public car parks including new Multi Storey Car Park.

## Accommodation

<b>Ground</b>	<b>- Sales</b>	<b>220.11 sq m</b>	<b>2,370 sq ft</b>
	<b>- Storage</b>	<b>51.6 sq m</b>	<b>556 sq ft</b>
<b>Basement</b>	<b>- Storage</b>	<b>19.77 sq m</b>	<b>212 sq ft</b>
<b>First</b>	<b>- Staff/ Ancill.</b>	<b>42.9 sq m</b>	<b>462 sq ft</b>
	<b>Total Internal area</b>	<b>334.42 sq m</b>	<b>3,600 sq ft</b>
	<b>External areas</b>	<b>134.1 sq m</b>	<b>1,444 sq ft</b>

Return frontages with Large Side Display Windows

Significant High Street Frontage 20.8 m / 68 ft

**Opportunity** for external display / seating of **c.95 sq m / 1,020 sq ft** or to build a "Conservatory" to the right hand side of the frontage.

An internal inspection is recommended to appreciate the space.

Plans are available on request.

## Terms

New 10 year Lease with 5 year review on FRI terms; inside the 1954 Landlord & Tenant Act.

**Rent** £93,500 pa exclusive

**Rates** Rateable Value - £58,500 Rates Payable 2023/2024 £29,952

**EPC Rating** C

**Legal Costs** Each side to pay their own costs



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**VIEWINGS BY APPOINTMENT ONLY**  
or for further information *please contact:*

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