



ERIC
SURVEYORS

PRIME BERKHAMSTED



205 High Street HP4 1AP

Prominent Building with large Car Park

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Prime Location

Suitable for a variety of uses;

Interest recorded from Restaurants, Retailers, Estate Agents, Gyms, Dentists, Medical Centres and Children's Nurseries.

Accommodation - please note revised areas:

Presently laid out as:

Front Building:

Basement	350 sq ft	32.5 sq m
Ground Floor	2,797 sq ft	259.8 sq m
First Floor	1,622 sq ft	150.7 sq m
Second Floor	220 sq ft	20.4 sq m

Large rear car park:

Accommodating approx 40 Cars.

Future use

After the long term occupancy of Lloyds Bank our client is arranging for attention to outstanding matters of repair and decoration; and is most likely to let as opposed to selling the freehold.

Interest

Please confirm your ideal size, covenant offered and length of lease term

RV £68,000 Rates Payable c.£34,800 (before 50% [retail/RHL discount](#))

VAT There is no VAT on the building

Legal Costs Each side to pay their own costs

EPC Available on request



01494 422 359 office@ERICsurveyors.com

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

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