

Apsley (Hemel Hempstead)- 54 London Road - Shop To Let

- Residential suburban high street
- Close to McDonald's, Dunelm, and Wickes
- Suitable for retail, office and leisure uses, STPP

Location

London Road is a localised retail location in Apsley, a suburb of Hemel Hempstead. The likes of McDonald's, Dunelm and Wickes are all close by, as well as a number of independent operators.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	14 ft	4.2 m
Ground Floor NIA	440 sq ft	40.89 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 3rd April 2023 at a current passing rent of £8,500 pa, with no further rent reviews.

Planning

The property has planning for Sui Generis uses and could suit A1, A2, A3, and D2 uses, subject to planning permission.

Terms

The property is available via an assignment of the existing lease, with an initial rent free period available – subject to status, or alternatively a new sub-lease is available until lease expiry, at a rental of £6,500 pa.



Business Rates

The current Rateable Value for the property is believed to be £10,750.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

The above is a guide only, and interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Link to Map / Location

<https://goo.gl/maps/Cueoh8Gs8q6knjKc8>

Street View Link:

<https://goo.gl/maps/DCTwYz3TbQKu1oJ36>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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