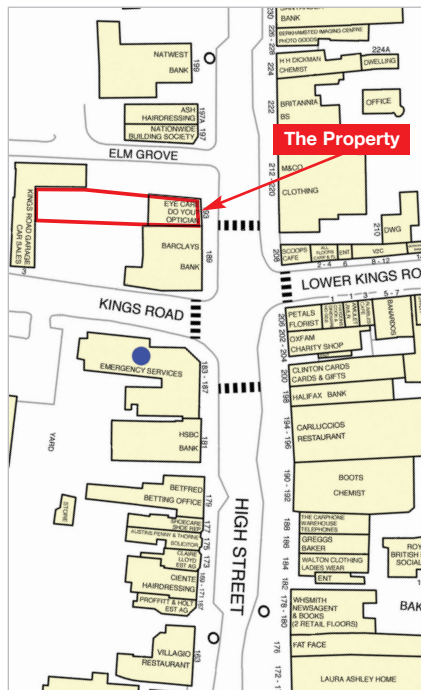


# Berkhamsted

## 193 High Street Hertfordshire HP4 1AD

- **Attractive Freehold Shop Investment**
- Lease expires 2019
- Includes valuable maisonette above
- Large garden to the rear
- Attractive Chiltern town
- Rent Review 2014
- Current Rent Reserved  
**£35,000 pa**



### Tenure

Freehold.

### Location

Berkhamsted is a wealthy South Hertfordshire town with a population of approximately 18,000. The A41 dual carriageway passes immediately to the south of the town and provides direct access to Junction 8 of the M25 motorway, approximately 8 miles to the south-west. The town benefits from a mainline rail station with a journey time to London Euston of some 35 minutes.

The property, which is located in the local Conservation Area, is situated in a prominent position fronting High Street which is the principal retail thoroughfare in the town.

The shop is immediately adjacent to a busy pedestrianised crossing. Occupiers close by include Barclays (adjacent), Nationwide, NatWest, Lloyds TSB, Oxfam, Santander, Britannia, M&Co, Clinton Cards, Carluccio's, Boots, Carphone Warehouse, Greggs and W H Smith.

### Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit together with a self-contained maisonette above which has separate access from the side and a large rear garden.

The property provides the following accommodation and dimensions:

Gross Frontage	7.00 m	(22' 11")
Net Frontage	6.25 m	(20' 6")
Shop Depth	13.20 m	(43' 4")
Built Depth	17.30 m	(56' 9")
First & Second Floor Maisonette – 4 Rooms, Kitchen & Bathroom		

### Tenancy

The entire property is at present let to F NORVILLE LTD for a term of 15 years from 25th March 2004 at a current rent of £35,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

We understand the maisonette has been sub-let on an Assured Shorthold Tenancy.

### Tenant Information

Website Address: [www.eyecare-opticians.net](http://www.eyecare-opticians.net)

For the year ended 31st December 2010, F Norville Ltd reported a turnover of £2.459m, a pre-tax profit of £27,383, shareholders' funds of £1.028m and a net worth of £1.012m.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 9 Berkhamsted**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** J Ferguson Esq, Elliotts Bonde Banbury. Tel: 0208 567 0176 Fax: 0208 579 3940 e-mail: [johnferg@eb-b.co.uk](mailto:johnferg@eb-b.co.uk)