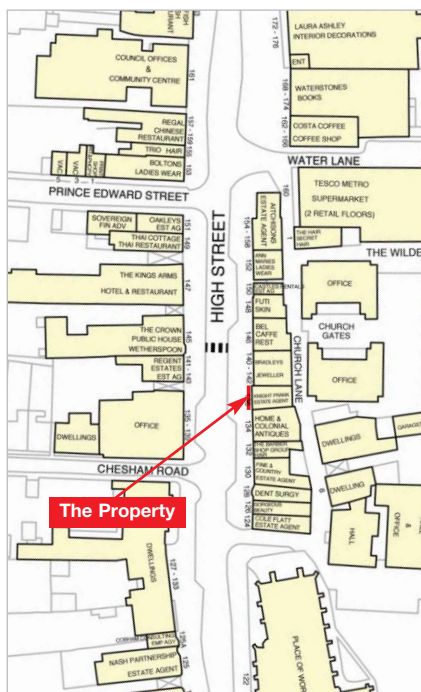


# **Berkhamsted** **136 High Street** **Hertfordshire** **HP4 3AT**

- **Attractive Freehold Estate Agency Investment**
- Let to Knight Frank LLP
- Lease expires 2028
- Rent Review 2013
- Current Rent Reserved  
**£52,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## **Tenure**

Freehold.

## **Location**

Berkhamsted is a wealthy South Hertfordshire town located some 30 miles north-west of Central London. Hemel Hempstead is some 5 miles to the east and Aylesbury 13 miles to the west. The town has good communications being served by the A41, leading to the M25 motorway (Junction 19), thus having easy access to Heathrow Airport. In addition, the town benefits from a mainline rail station with journey time to London Euston of some 31 minutes.

The property is located within the town centre Conservation Area on the north side of High Street, the principal retail thoroughfare. Occupiers close by include Tesco and Waterstones. In addition, this is a popular estate agency location with Aitchisons, Castles, Fine & County, Cole Flatt, Oakleys and Nash Partnerships nearby.

## **Description**

The property is arranged on ground and two upper floors. The ground floor provides an estate agency with ancillary offices/staff accommodation above and male and female WCs on mezzanine. The property has the benefit of rear access to Church Lane.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.30 m</b>	<b>(20' 8")</b>
<b>Net Frontage</b>	<b>6.05 m</b>	<b>(19' 10")</b>
<b>Shop &amp; Built Depth</b>	<b>10.75 m</b>	<b>(35' 3")</b>
<b>First Floor</b>	<b>42.6 sq m</b>	<b>(459 sq ft)</b>
<b>Second Floor</b>	<b>43.7 sq m</b>	<b>(470 sq ft)</b>

## **Tenancy**

The entire property is at present let to KNIGHT FRANK LLP for a term of 20 years from 11th August 2008 at a current rent of £52,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## **Tenant Information**

For the year ended 31st March 2010, Knight Frank LLP reported a turnover of £287.969m, a pre-tax profit of £58.356m and a net worth of £72.588m. (Source: riskdisk.com 14.04.11.)

Knight Frank was founded in 1896 and has grown to become the world's largest privately owned global property agency and consultancy. Its global network, including US-based Newmark Knight Frank, encompasses 207 offices in 43 countries. (Source: www.knightfrank.co.uk)

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.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 72 Berkhamsted**.

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

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