



### SITUATION

Located at the junction with Manor Street on the town's main retail thoroughfare, directly opposite the **Rex Cinema** and amongst a variety of independent retailers.

Berkhamsted is an affluent and highly sought-after market town located between St. Albans and Aylesbury enjoying easy access to the A41 approx. 6½ miles north-west of the M25 (Junction 20).

### PROPERTY

An end of terrace building comprising a **Ground Floor Shop and Basement** with separate side and rear access to **2 Self-Contained Flats** planned on ground and first floors.

### TENANCIES & ACCOMMODATION

| Property   | Accommodation   | Lessee & Trade   | Term  | Ann. Excl. Rental       | Remarks   |
|--|---|--|---|-------------------------|---|
| No. 92 High Street<br>(Ground Floor Shop & Basement) | <b>Ground Floor Shop</b><br>Gross Frontage 13'7"<br>Internal Width 12'6"<br>Shop Depth 27'4"<br>Plus WC at rear<br><b>Basement</b><br>Office Area Approx. 143 sq ft | <b>Berkhamsted Home Designs Limited</b><br>(Kitchen & Bedroom Designs) | 10 years from 12th January 2021 (excl. s.24-28 of L & T Act 1954) | £18,000                 | FRI<br><b>Rent Reviews 2025 and 5 yearly.</b><br><b>Tenant's Break 2026.</b><br><b>There is a £9,000 Rent Deposit held.</b> |
| 1A & 1B Manor Street<br>(2 Flats)                    | Not inspected.  | Various  | Each 125 years from 1st August 2018                               | £500<br>(£250 per flat) | Each FRI  |
|  |   |  |   | <b>Total: £18,500</b>   |   |

VAT is NOT applicable to this Lot

### FREEHOLD

**Note: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal.**

**£18,500** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

### Vendor's Solicitors

Archer Rusby  
Tel: 01923 713 020 Ref: Michele Rusby  
Email: m.rusby@archerrusby.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



Interior view