



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 (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 13'7" Internal Width 12'6" Shop Depth 27'4" Plus WC at rear Basement Office Area Approx. 143 sq ft	Berkhamsted Home Designs Limited (Kitchen & Bedroom Designs)	10 years from 12th January 2021 (excl. s.24-28 of L & T Act 1954)	£18,000	FRI Rent Reviews 2025 and 5 yearly. Tenant's Break 2026. There is a £9,000 Rent Deposit held.
1A & 1B Manor Street (2 Flats)	Not inspected.	Various	Each 125 years from 1st August 2018	£500 (£250 per flat)	Each FRI
				Total: £18,500	

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'**

