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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Berkhamsted
GUIDE PRICE £750,000

Berkhamsted

GUIDE PRICE

£750,000

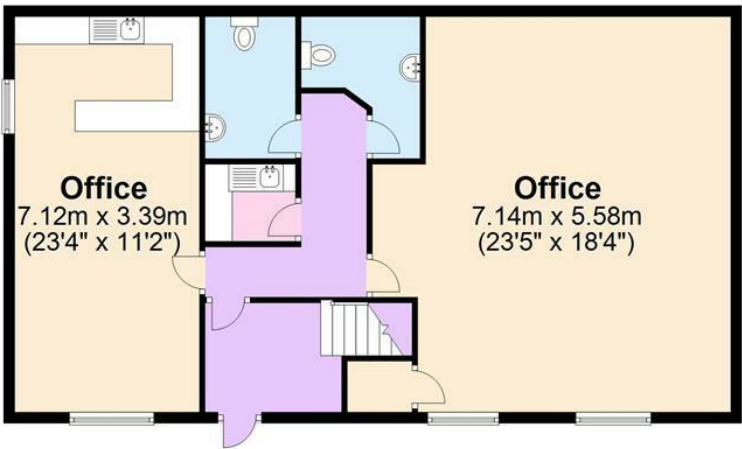
An exciting opportunity to purchase a detached commercial premises in the heart of Berkhamsted town within a stones throw of the High Street. We believe the property offers ideal development potential to convert into residential dwellings STNP or purchase as part of an increasing portfolio.



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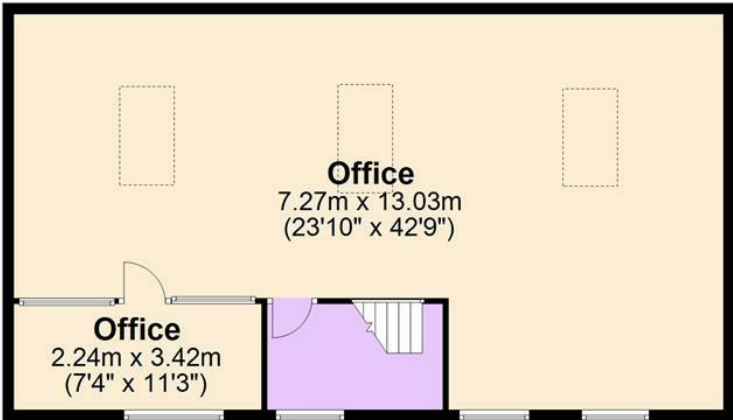
Ground Floor

Approx. 92.1 sq. metres (991.2 sq. feet)



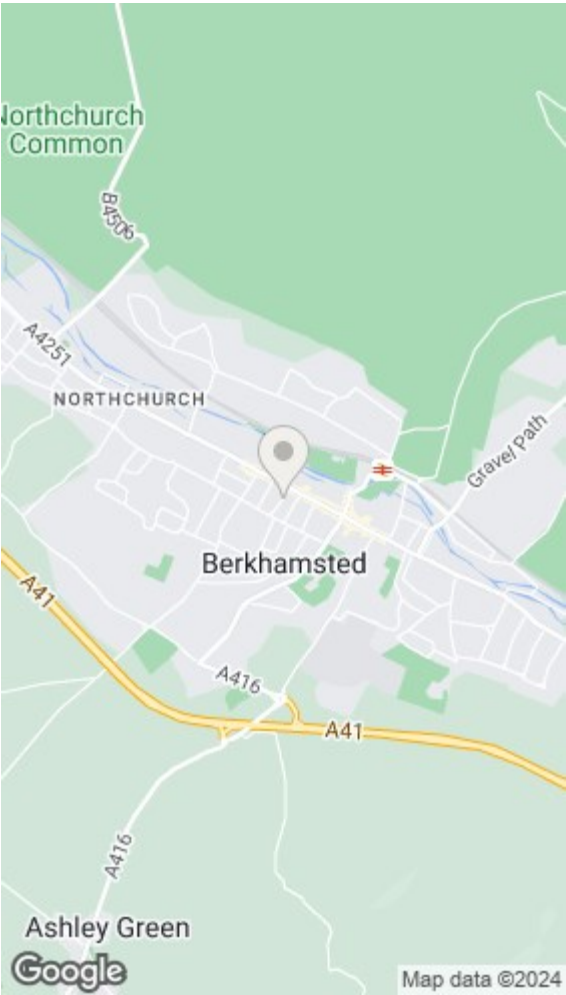
First Floor

Approx. 94.7 sq. metres (1019.1 sq. feet)



Total area: approx. 186.8 sq. metres (2010.3 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

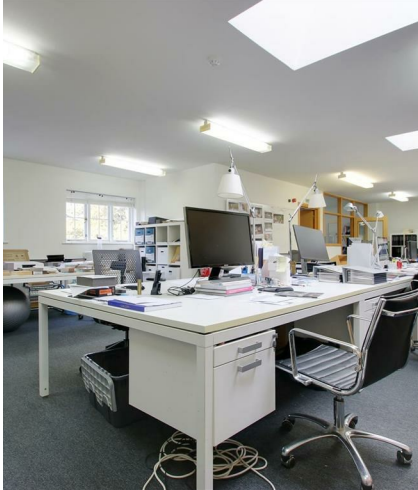
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* Six Parking Spaces *
Gas Central Heating *
Walking Distance to
Station *



Distance to Stations
Berkhamsted Station (0.5 Miles)
Hemel Hempstead Station (3.8 Miles)
Tring Station (4.1 Miles)

EPC Rating
The EPC rating for this property is C (61)

Business Rates
The VOA website shows that the new Rateable Value from April 2023 is £31,250, for rates payable please refer to Dacorum Borough Council