



www.sterlinghomes.co.uk

01923 270 666
Kings Langley, Abbots
Langley & Watford;

01442 822 210
Property
Management

01442 879 996
& Country Homes;
Berkhamsted Select

01442 828 222
Aylesbury & Villages;
Ting, Wendover,

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...



sterling
select homes



sterling
select homes



Berkhamsted

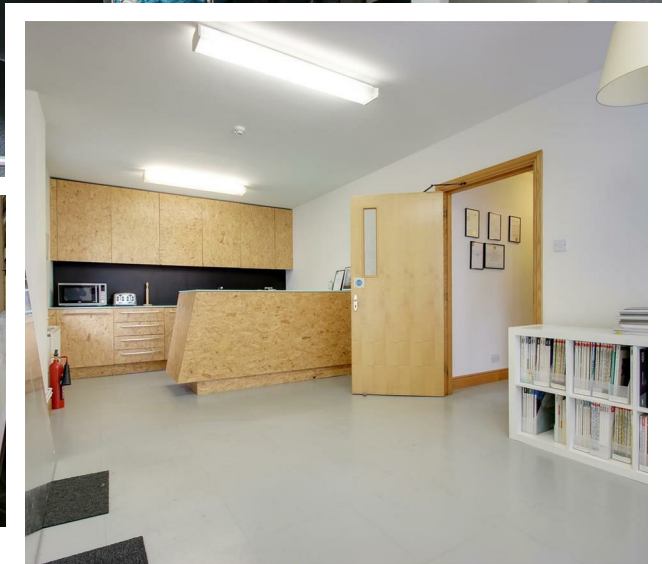
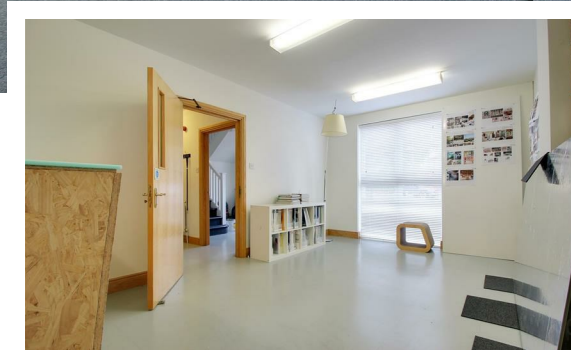
GUIDE PRICE £750,000

Berkhamsted

GUIDE PRICE

£750,000

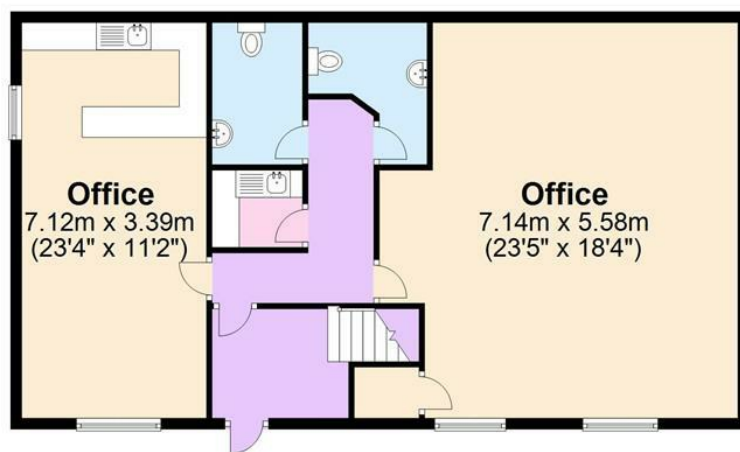
An exciting opportunity to purchase a detached commercial premises in the heart of Berkhamsted town within a stones throw of the High Street. We believe the property offers ideal development potential to convert into residential dwellings STNP or purchase as part of an increasing portfolio.



www.sterlinghomes.co.uk

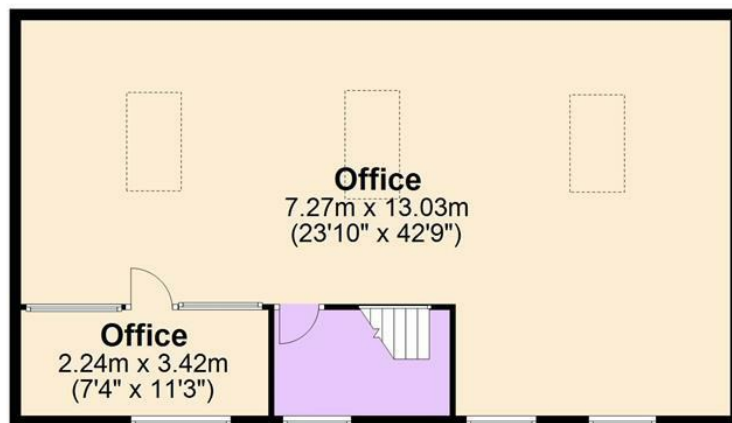
Ground Floor

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



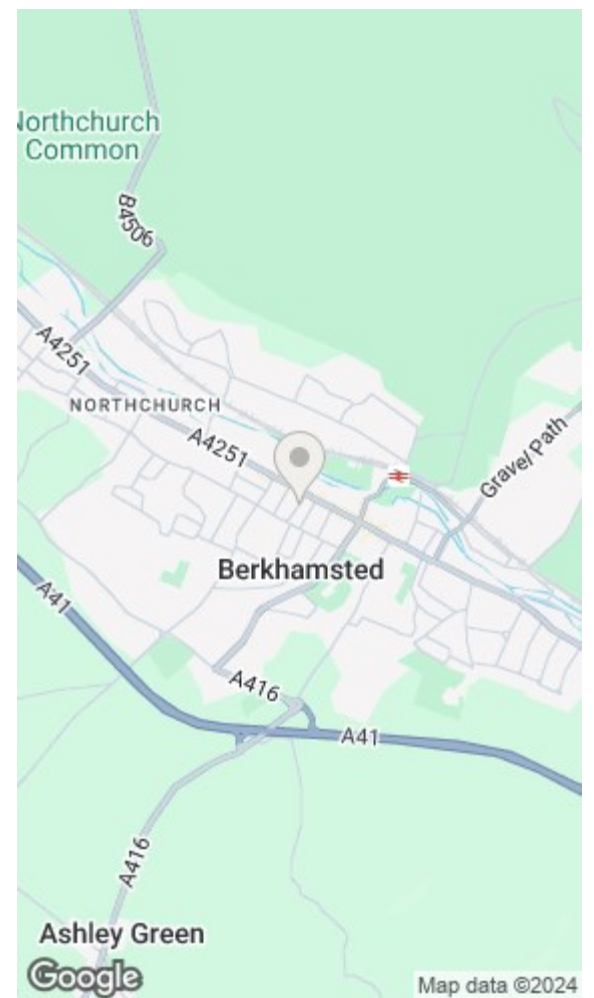
First Floor

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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

www.sterlinghomes.co.uk



www.sterlinghomes.co.uk



* 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



www.sterlinghomes.co.uk

www.sterlinghomes.co.uk