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Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



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Berkhamsted

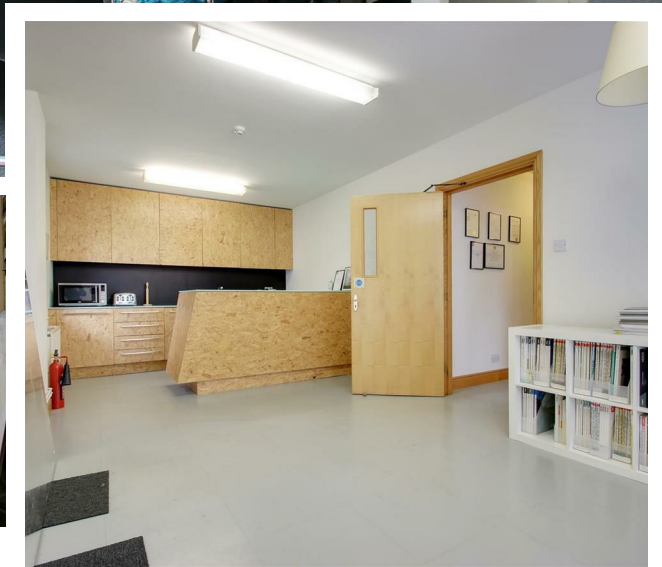
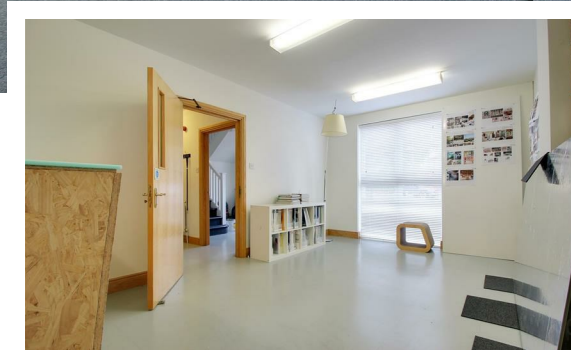
GUIDE PRICE £750,000

# Berkhamsted

## GUIDE PRICE

£750,000

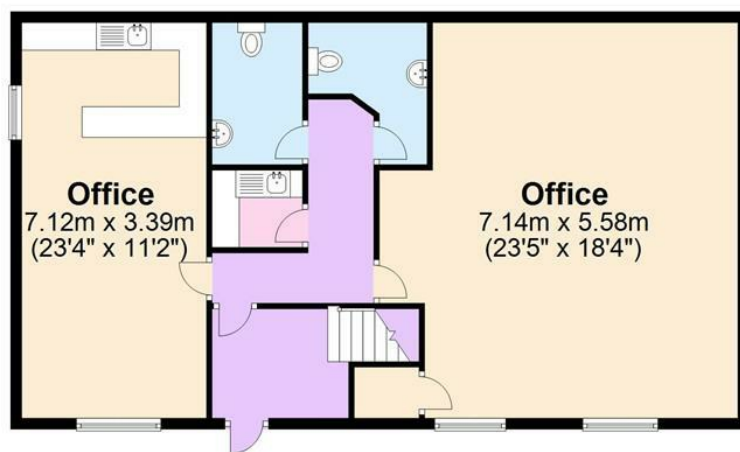
An exciting opportunity to purchase a detached commercial premises in the heart of Berkhamsted town within a stones throw of the High Street. We believe the property offers ideal development potential to convert into residential dwellings STNP or purchase as part of an increasing portfolio.



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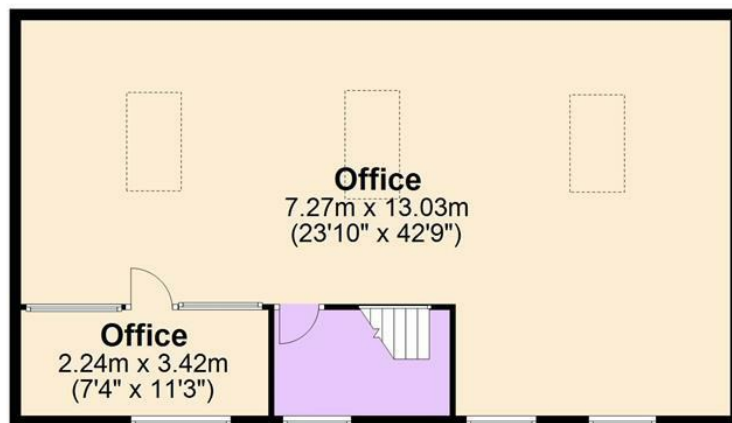
### Ground Floor

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



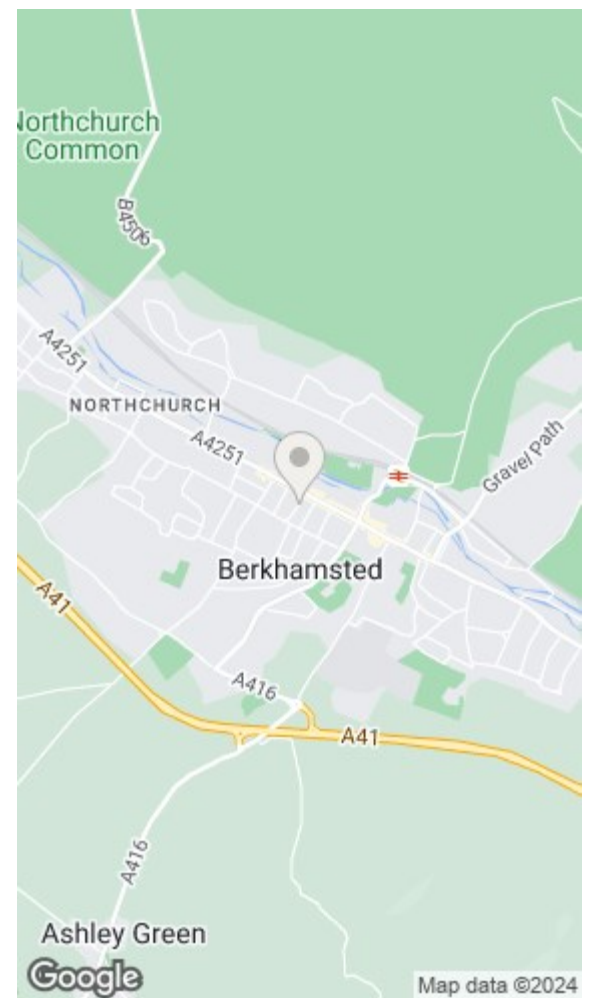
### First Floor

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	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



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