



Ground Floor Retail/Office With Storage

56 London Road

Apsley, Hemel Hempstead, HP3 9SB

Office, Retail

TO LET

1,231 sq ft

(114.36 sq m)

- A prominently located detached building situated in an established retail location
- 2 allocated car parking spaces
- Suitable for alternative uses subject to planning

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Summary

Available Size	1,231 sq ft
Rent	£25,000 per annum
Rates Payable	£5,988 per annum
Rateable Value	£12,000
EPC Rating	E (106)

Description

The property comprises the ground floor office area with first floor storage. The property is also suitable for retail/showroom or other uses subject to planning.

Location

The property is prominently located fronting London Road, Apsley (A4251) in what is an established but mixed retail neighborhood of Hemel Hempstead.

The property is situated opposite a part residential/part retail development site in close proximity to Dunelm Mill, Wickes and Apsley retail park.

There is high footfall and traffic through this area of Hemel Hempstead with Apsley also benefiting from its own mainline railways station.

Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m
Ground - with ancillary rear storage/workshop	1,030	95.69
1st - Storage above ground floor rear workshop	201	18.67
Total	1,231	114.36

Terms

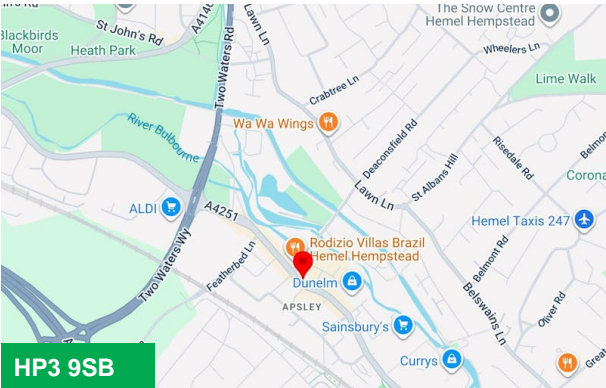
The property is available by way of a full repairing and insuring lease for a term to be agreed.

VAT

The property is not elected for VAT and therefore VAT is not payable on the rent.

Viewings

Strictly by appointment via sole agents.



Viewing & Further Information

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