



High Street
Hemel Hempstead, HP1 3AE

squire | estates

High Street, Hemel Hempstead

Squire Estates are delighted to welcome to the market a FREEHOLD INVESTMENT comprising of a GROUND FLOOR SHOP and 1ST FLOOR, 3 BEDROOM FLAT situated within the popular Old Town of Hemel Hempstead. The property is in need of some refurbishment but benefits from being located among a parade of complimentary shops and local businesses leading to a good level of footfall and passing trade.

The ground floor shop has large windows to the front and a W/C,, kitchen and store room. to the rear. The first floor flat currently has 2 double and 1 single bedrooms, a fully fitted kitchen and spacious lounge.

We are advised that the commercial premises are being sold with a tenant in situ with 4 years remaining on the lease

The total rental income for the property with a tenant in the first floor flat would be between £30,000 and £35,000. This property is Grade 2 listed.

Hemel Hempstead Old Town is a much-loved local area full of historic character and charm, with many listed buildings set within a conservation area. The High Street has a community atmosphere and is a unique shopping experience featuring many speciality shops and services. The Old Town is well serviced in terms of transport links with the M1 and M25 nearby as well as good local schools including St Georges Primary and Laureate Secondary school.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



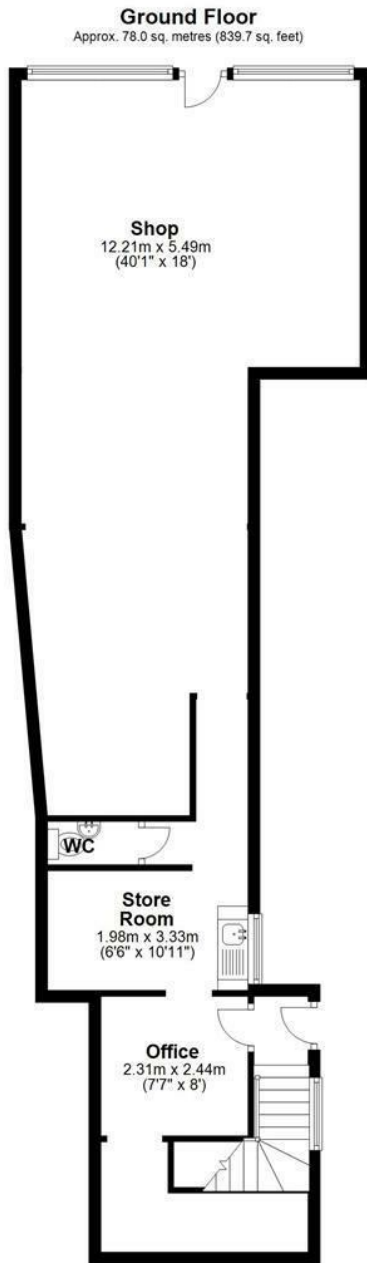
Features

- FREEHOLD INVESTMENT
- A1 GROUND FLOOR SHOP AND 1ST FLOOR FLAT
- TOTAL 1,705 SQ. FT
- HIGH STREET LOCATION
- WELL COMPLEMENTED BY OTHER BUSINESSES
- RENTAL INCOME ACHIEVABLE £30,000 PER ANNUM
- COMMERCIAL UNIT LET FOR MINIMUM 4 YEARS
- 1ST FLOOR APARTMENT NEEDS RE FURBISHMENT TO LET

To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		53	71
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 158.4 sq. metres (1705.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



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