

# 8 BEAUMONT GATE

SHENLEY HILL, RADLETT, WD7 7AR

FOREST  
REAL ESTATE  
INCORPORATING **Smiddy & Co**

# FOR SALE

## 2,377 SQ FT

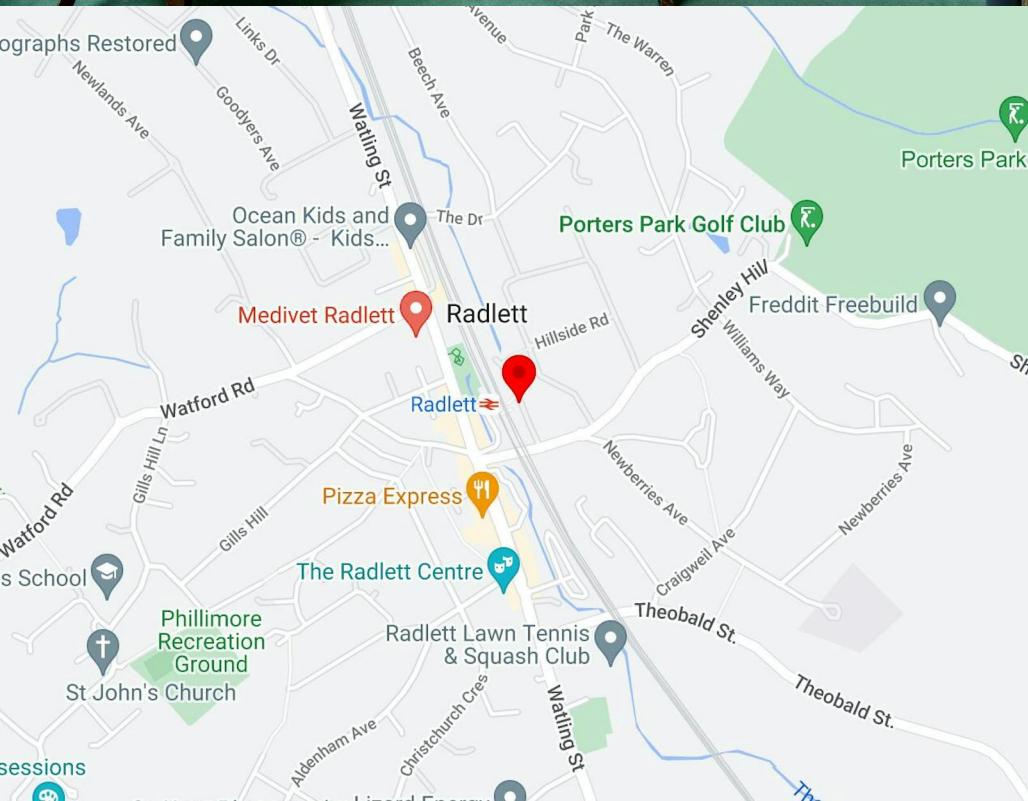
### Key Features

---

- Freehold
- First Floor Let & Income Producing
- Natural Light From 3 Aspects
- Use Class E
- Suit Owner Occupier or Investor
- 14 Parking Spaces
- Gas Central Heating
- Double Glazed Windows
- End Of Terrace
- Within A 4 Minute Walk Of Radlett Station (Thameslink)



**8 Beaumont Gate, Shenley Hill**  
Radlett, WD7 7AR



## Description

This end of terraced property is set over ground and first floor, is accessible via ramp, and benefits from 14 designated parking spaces.

This property has plenty of natural light through double glazed windows on 3 aspects. The building to both floors benefits from air conditioning, under floor trunking, gas central heating, carpet, kitchen and 3 WCs throughout.

The ground floor tenant is vacating in March 2024 and would therefore suit an owner occupier or re-letting.

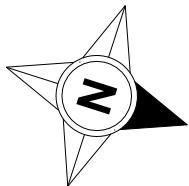
The first floor is let on a 10-year lease from June 2020 at a rent of £20,000 per annum. There is a tenant only break in June 2025 and is subject to 6 months notice. The first floor has 8 allocated parking spaces.

## Location

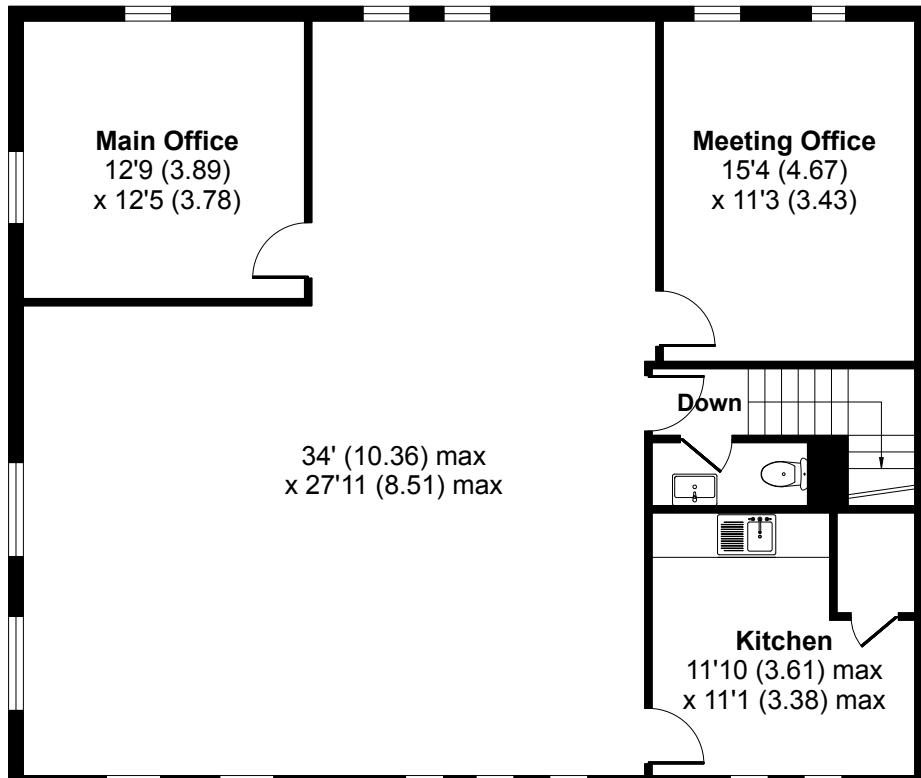
Situated directly behind Radlett Station (Thames Link) this property allows easy access to Watling Street and the many amenities to be found there. This property is within 4 miles of both the M25 and M1 and is well served by local bus routes.



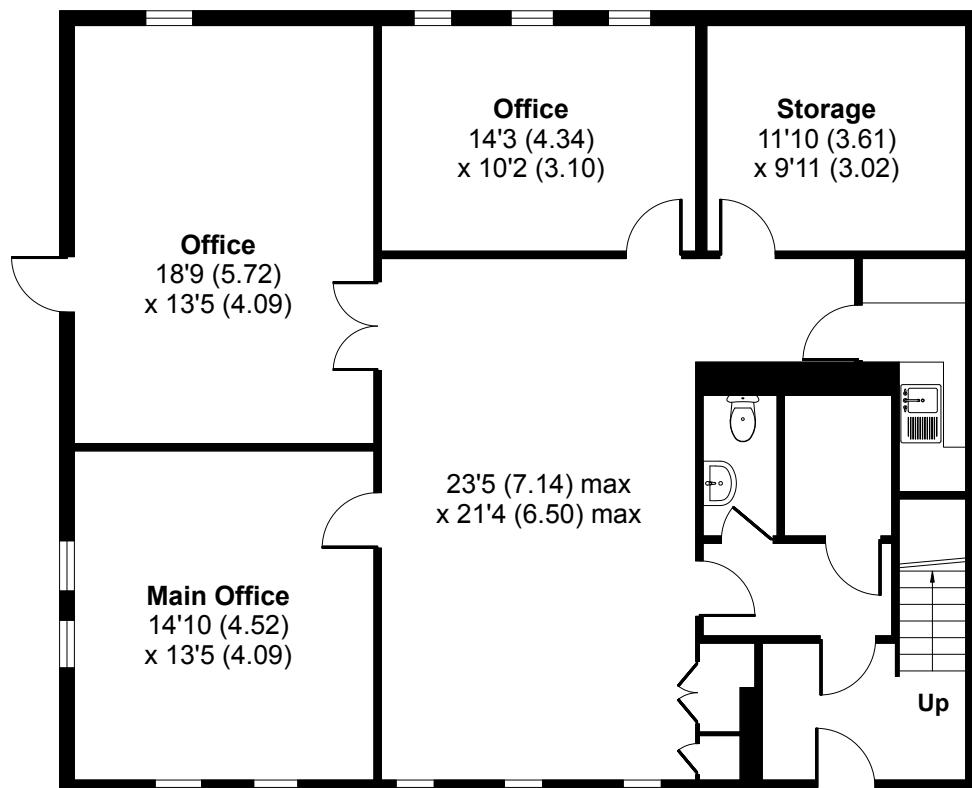
# Beaumont Gate, , Shenley Hill, Radlett, WD7



For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nfcacom 2024.  
Produced for Forest Real Estate Limited. REF: 1075696

# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,125	104.52
1st	1,252	116.31
<b>Total</b>	<b>2,377</b>	<b>220.83</b>

<b>Price</b>	£1,050,000
<b>Rates</b>	On application
<b>Service Charge</b>	On application
<b>VAT</b>	Applicable
<b>EPC</b>	B (71)

# Contact

## Christopher Smiddy

01923 911 007 | 07753 970 196

[chris@forestrealestate.co.uk](mailto:chris@forestrealestate.co.uk)

## Zach Forest

020 3355 1555 | 07890 209 397

[zach@forestrealestate.co.uk](mailto:zach@forestrealestate.co.uk)

## North London Office

1 Bridge Lane, London, NW11 0EA

020 3355 1555

## Watford Office

1a Local Board Road, Watford, WD17 2JP

01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)

[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

**8 Beaumont Gate, Shenley Hill**  
Radlett, WD7 7AR

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 22/01/2024

**FOREST**  
REAL ESTATE  
INCORPORATING **Smiddy & Co**