



12 Akeman Street

Tring, HP23 6AA

GROUND FLOOR TAKEAWAY - FOR SALE

556 sq ft
(51.65 sq m)

- **Grade II Listed Building**
- **Fitted out as fish and chip takeaway**
- **Rear access to external courtyard with WC and storage**
- **Town Centre location**
- **Suitable for alternative uses subject to planning**

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Summary

Available Size	556 sq ft
Price	Offers in excess of £175,000
Rates Payable	£4,291.40 per annum Small Business Rates Relief can be applied for
Rateable Value	£8,600
VAT	Not applicable. VAT is not payable on the purchase price
Legal Fees	Each party to bear their own costs
EPC Rating	D (80)

Description

Ground floor retail unit set within a Grade II Listed Building located in a Conservation Area. The property has been trading as a fish and chip shop for over 90 years and comprises a serving and cooking area to the front, rear prep area, kitchen and external storage. There is rear personnel access leading to a small lane and residential properties. The property has its own electric, water and gas supply with a toilet in the rear courtyard.

Extraction for the fryers is also provided in the shop.

There is no parking allocated to the property but spaces are available opposite and in the main High Street.

The property is for sale freehold with vacant possession. Alternative uses subject to planning.

Location

The property is located in Akeman Street, a minutes walk from the main High Street in Tring. Tring is an attractive and busy town benefiting from a number of public houses, restaurants, coffee bars and small retailers all within easy walking distance.

Tring is equidistant from Hemel Hempstead and Aylesbury on the A41 which provides a fast and efficient link to Aylesbury and beyond, Kings Langley and the M25. Tring railway station is approximately 2 miles from the town and is served by West Midlands Trains and offers a fast and efficient service from Milton Keynes Central to London Euston, and Southern operates the cross-London service to East Croydon via Clapham Junction.

Terms

For Sale Freehold

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



Viewing & Further Information



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