



1 Parsonage Place

Tring, HP23 5AT

Investment For Sale Freehold

418 sq ft
(38.83 sq m)

- Lease will be in place to Little Waffle Shop - annual rent of £24,000
- First floor flat sold off on 98 year lease at £500 per annum
- High Street Facing
- Recently refurbished retail unit

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Summary

Available Size	418 sq ft
Price	Offers in the region of £350,000
Rateable Value	£9,900
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
BER Rating	B

Description

The property comprises an attractive corner retail unit with space for outside seating. The ground floor is currently used as a waffle shop with associated kitchen, storage and WC, including a small basement. The first floor comprises a flat which has been sold off on a long leasehold basis (98 years remaining at a peppercorn rent of £500 per annum).

Large windows face the High Street and internally the property has been comprehensively refurbished to include redecoration, new flooring, new WC and kitchen and modern lighting.

A new lease is about to be agreed with Little Waffle Shop for a minimum 5 year period at £24,000 per annum rental income. The tenant will provide a 6 month rent deposit.

Location

The property is located on Parsonage Place, a very short distance from Tring High Street and within easy reach of the Natural History Museum.

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.

Accommodation

The accommodation comprises the following areas:

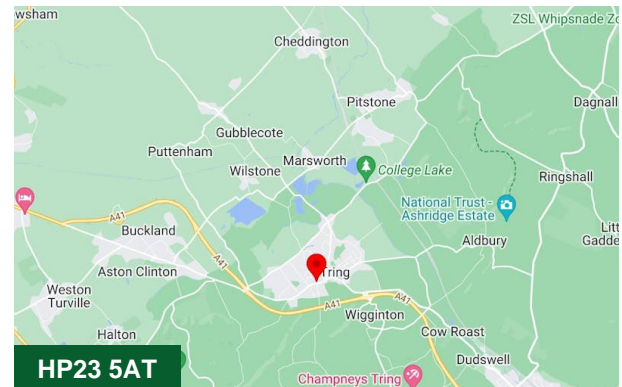
Name	sq ft	sq m	Availability
Ground	418	38.83	Available
Total	418	38.83	

Terms

The property is available for sale on a freehold basis subject to a lease to Little Waffle Shop and a long lease on the first floor flat - income of £500 per annum.

Money Laundering/Identity Checks

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



Viewing & Further Information



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