

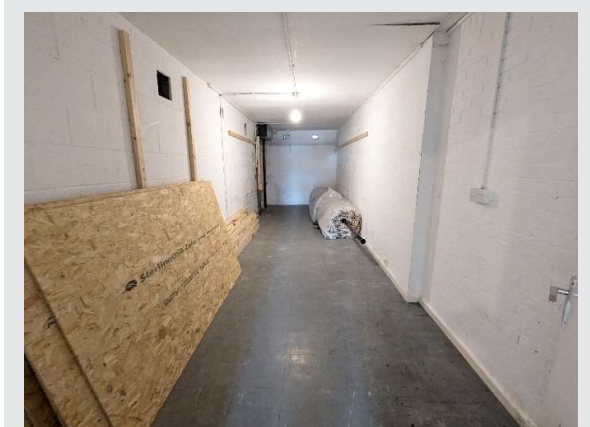
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

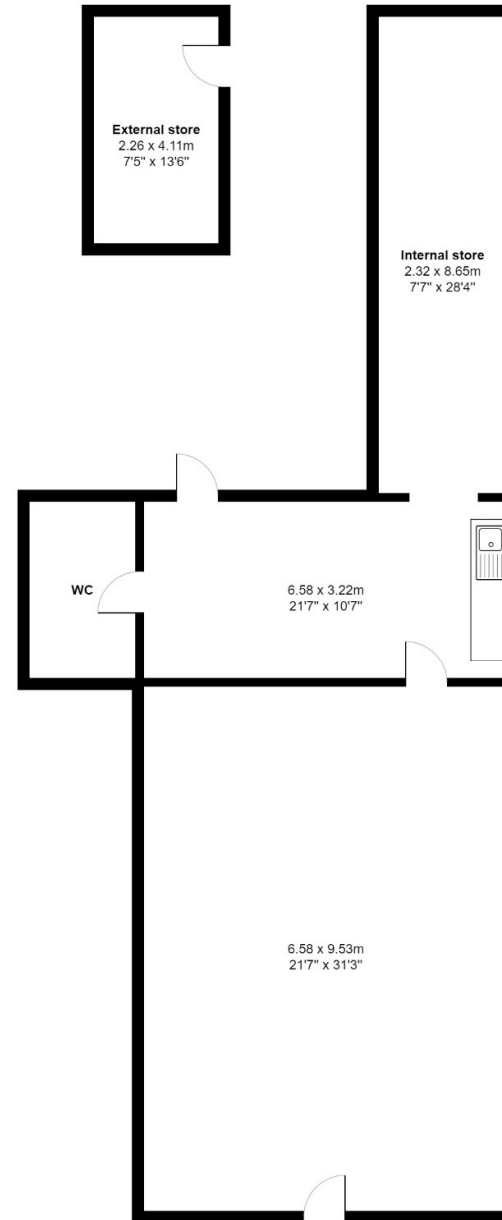
Prominent retail unit in a high
footfall location

2 Langley Parade, Abbots Langley, WD5 0AD



ACCOMMODATION

	Sq ft	Sq m
Retail	777.5	72.23
Internal store	218.6	20.31
External store	102	9.48
Total	1,098.10	102.02



All measurements are approximate.
Please note this floor plan is for marketing purposes
and is to be used as a guide only.
All efforts have been made to ensure accuracy.

KEY POINTS

- ✓ High footfall location
- ✓ Prominent shop front
- ✓ Open plan shop
- ✓ Rear parking
- ✓ Electric security shutters
- ✓ Large free public car park close by
- ✓ Column free layout
- ✓ Additional storage to the rear

LOCATION

The premises are situated in Abbots Langley village which has a choice of local shops, schools, restaurants and public houses. There is a large free car park in very close proximity. For the commuter there is a bus service to town centres of both Watford and Hemel Hempstead. Kings Langley mainline station is approximately 1.5 miles, Junction 20 of the M25 is approximately 2 miles and Junction 6 of the M1 is approximately 3 miles.

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DESCRIPTION

The property comprises a prominently located mid-terrace ground floor retail unit, which is currently open plan/column free layout. The unit benefits from a wide glazed frontage with security roller shutters, internal and external storage areas, rear access leading to a demised parking along with a kitchen and WC facilities.

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£35,000 per annum exclusive

RATES

Rateable value 23/24: £22,750 Rates payable: £11,352.25

Rates payable should be verified with Three Rivers Council Tel: 01923 776611.

VAT

We understand that VAT is not payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

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