



90 High Street, Tring, HP23 4AF
To Let | 1,448 sq ft
PROMINENT RETAIL UNIT WITH BASEMENT

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TO LET

Summary

- Size: 1,448 sq ft
- Rent: £30,000 per annum
- Rates payable: TBC
- EPC: B (35)

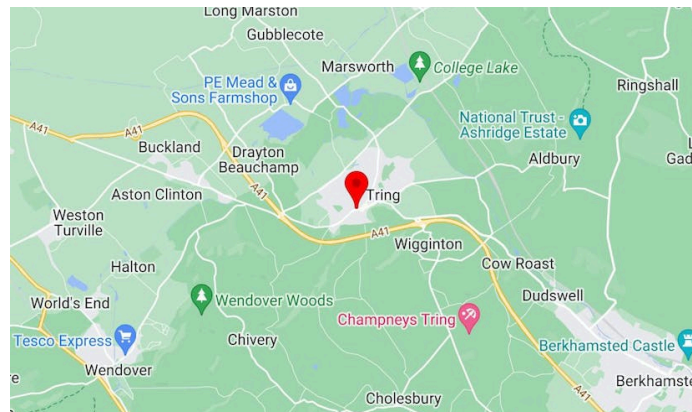
Further information

- [View details on our website](#)
- [Microsite](#)

Viewings and Further Information



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Specification

- Large glazed windows to the High St
- Modern interior
- Wooden floors
- Kitchen & WC facilities
- 2 parking space
- Located next to public car park

Description

The property comprises a ground floor retail unit with basement storage. Externally, there is one car parking space accessed from the rear service road.

The front shop comprises retail space to the front, a kitchen area in the middle, and two partitioned spaces towards the rear of the shop. There is also access to the basement, which could be used as storage.

A kitchenette and toilet are located in the middle of the ground floor.

The property presents well and benefits from excellent frontage onto Tring High Street, in close proximity to cafés and the library car park.



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

The property is available on a new lease direct from the landlord.

EPC

B-35

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

Accommodation

Name	sq ft	sq m	Availability
Unit - Main retail area	562	52.21	Available
Unit - Storage / rear area	324	30.10	Available
Unit - Back area	562	52.21	Available
Total	1,448	134.52	

