

42 Frogmore Street, Tring



42 Frogmore Street, Tring, HP23 5AU

**Ground Floor
E Class Premises - To Let**

Contact:
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Location

The Property is part of the Dolphin Square Shopping Centre and is situated close to the Frogmore Street access to **M&S** and adjacent to the **Da Vinci** Italian restaurant.

Other retailers in the town centre include: **Marks and Spencer Simply Food**, **Specsavers**, **Costa Coffee**, **McColl's** and an assortment of strong independent retailers and restaurateurs

Description

The property comprises a retail unit arranged over ground floor with an attractive bay shop frontage with small pavement seating opportunities

Rent

£19,500 per annum exc VAT if applicable

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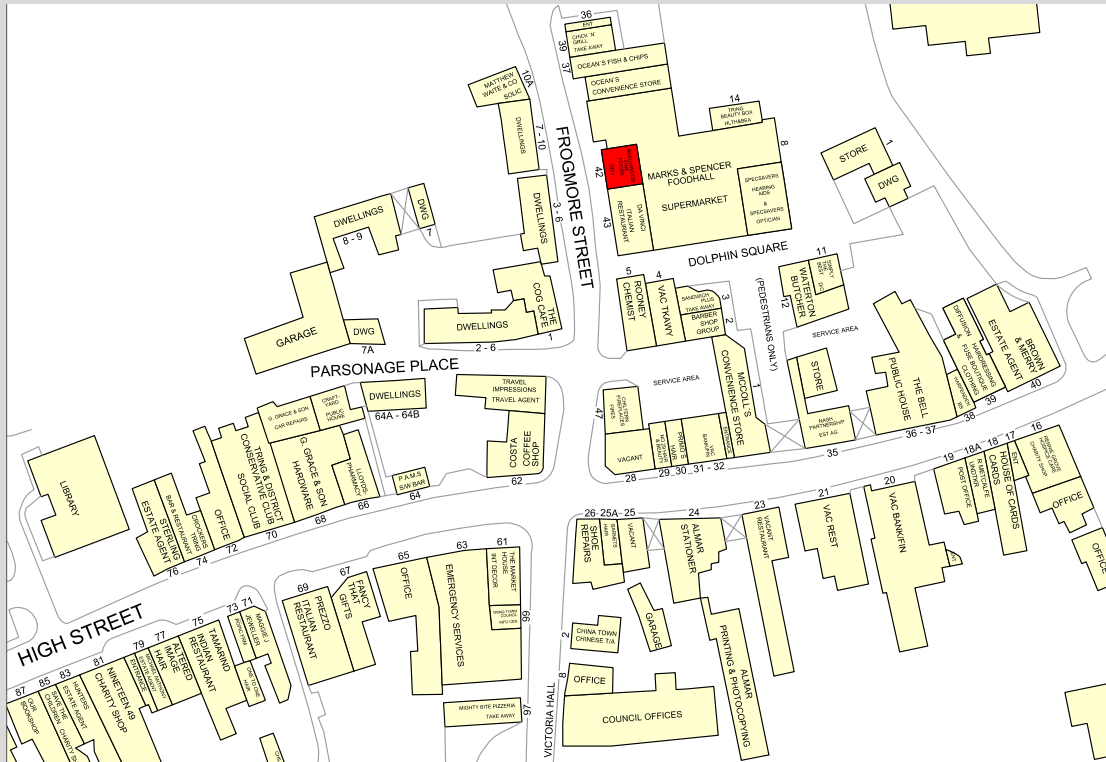
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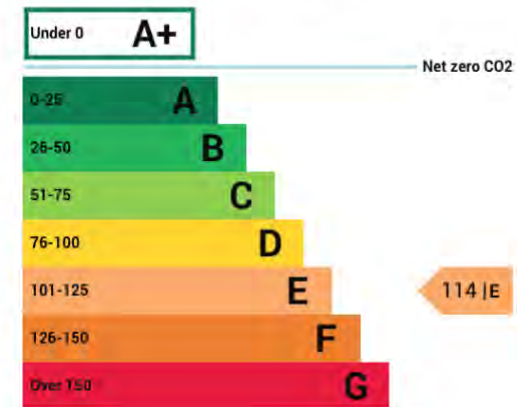
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Energy efficiency rating for this property

This property's current energy rating is E.



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Accommodation

The premises affords the following approximate floor net internal area:

Ground Floor: 678sq ft 62.99 sqm

Tenure

A new effectively full repairing and insuring Lease for a term to be agreed.

EPC

An Energy Performance Certificate for the premises is available on request.

Legal Costs

Each party to bear their own legal costs.

Service Charge

Service Charge inc insurance circ £580 per annum

Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

Rating

We are advised by the local authority that the property is assessed for rating purposes as follows:

Rateable Value:	£14,500
Notional UBR (2021/22)	0.499p
Notional Rates Payable	£7,235

Interested parties should verify these figures with the Local Authority.

VAT

All figures quoted with these terms are exclusive of VAT, where chargeable.

Anti-Money Laundering Regulations 2017

JRBT is obliged by law to carry out Customer Due Diligence for anyone entering into a contract on properties marketed on behalf of our clients.

Viewing

By appointment through sole agents:

JRBT Commercial Property – 01865 595143

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SUBJECT TO CONTRACT

JUNE 2021

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