



**AITCHISON  
RAFFETY**



- 3 car spaces
- Self- contained
- Kitchen
- Male & female WCs
- Gas central heating
- Carpeted

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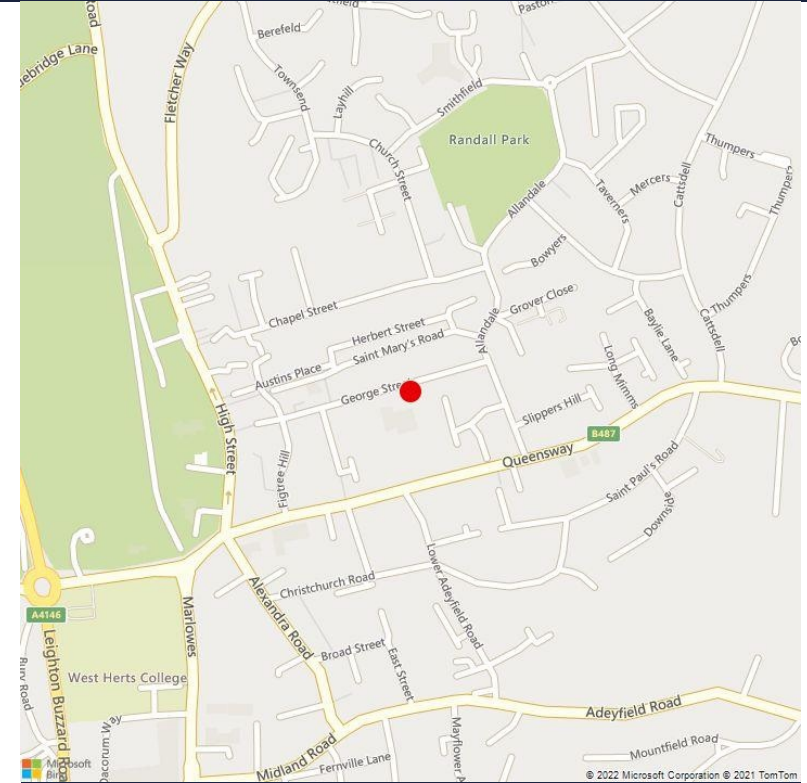
**2 The Old School House, George Street, Hemel Hempsted, HP2 5HJ**

Character offices in a former Victorian School House

Approx. 1,067 Sq Ft (99.12 Sq M)

**For Sale/  
To Let**

## 2 The Old School House, George Street, Hemel Hempsted, HP2 5HJ



### Description

The premises comprise part of a former Victorian schoolhouse, providing a self-contained office on 2 floors with its own ground-floor entrance. The space is divided into 2 areas on the ground floor and a large open space on the first floor. The unit benefits from gas CH and 3 car spaces.

### Location

Situated in the Old Town Conservation area within the centre of Hemel Hempstead.

Train station 2.0 Miles  
M1 (Junction 8) 3.0 Miles  
M25 (Junction 21a) 6.0 Miles  
Central London 28.0 Miles

### Floor Area

Ground Floor	683 Sq Ft	63.45 Sq M
First Floor	385 Sq Ft	35.77 Sq M
<b>Total</b>	<b>1,067 Sq Ft</b>	<b>99.12 Sq M</b>

### Price

£300,000

### Rent

£21,000 per annum exclusive

### Terms

For sale or to let on a new effectively full repairing and insuring lease is available for a term to be agreed to be excluded from the security of tenure of the Landlord & Tenant Act 1954

### Business Rates

We are advised from internet enquiries that the rateable value is currently £8,900 but the new rating assessment from 1 April 2023 will be £19,000. The full rates would be £9,481 although there may be transitional relief.

### VAT

The Property is not elected for VAT and therefore is not payable on the rent or sale price

### Energy Performance Rating

Rating 110 (Band E)

### Viewings

Strictly by appointment via  
the sole agents - Aitchison  
Raffety 01442 220800  
Ian.archer@argroup.co.uk or  
Elliot.lusby-  
park@argroup.co.uk

**AITCHISON**  
**RAFFETY**

www.argroup.co.uk



**INVESTORS IN PEOPLE**  
We invest in people Silver



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