

High Street, Hemel Hempstead, HP1 3AQ
Asking price £395,000

Sears & Co
estate & letting agents

** NO UPPER SALES CHAIN **

A rare opportunity to purchase a piece of history located in Hemel Hempstead's historic Old Town. 100 High Street is a grade two listed, four bedroom, end of terrace character property in need of considerable modernisation throughout, with accommodation currently spanning in the region of 1600 sqft (including the basement).

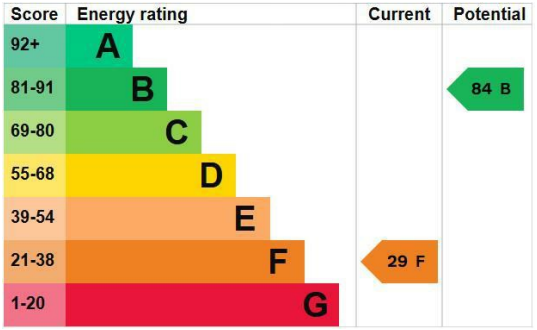
The layout includes an entrance hallway, living room, kitchen, w/c, basement, four bedrooms arranged over a split level design and a family bathroom.

Externally the property further benefits from a low maintenance rear garden (with a right of way for residents).

** PLEASE BE AWARE, This property is currently classified as a mixed use commercial building with residential parts. A change of use would be required to turn it into a fully residential building**

The sellers have advised that the property has a business rates assessment of £4350 for 2026/2027 (the amount payable will vary depending on relief levels and UBR). Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Referral Fees: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.









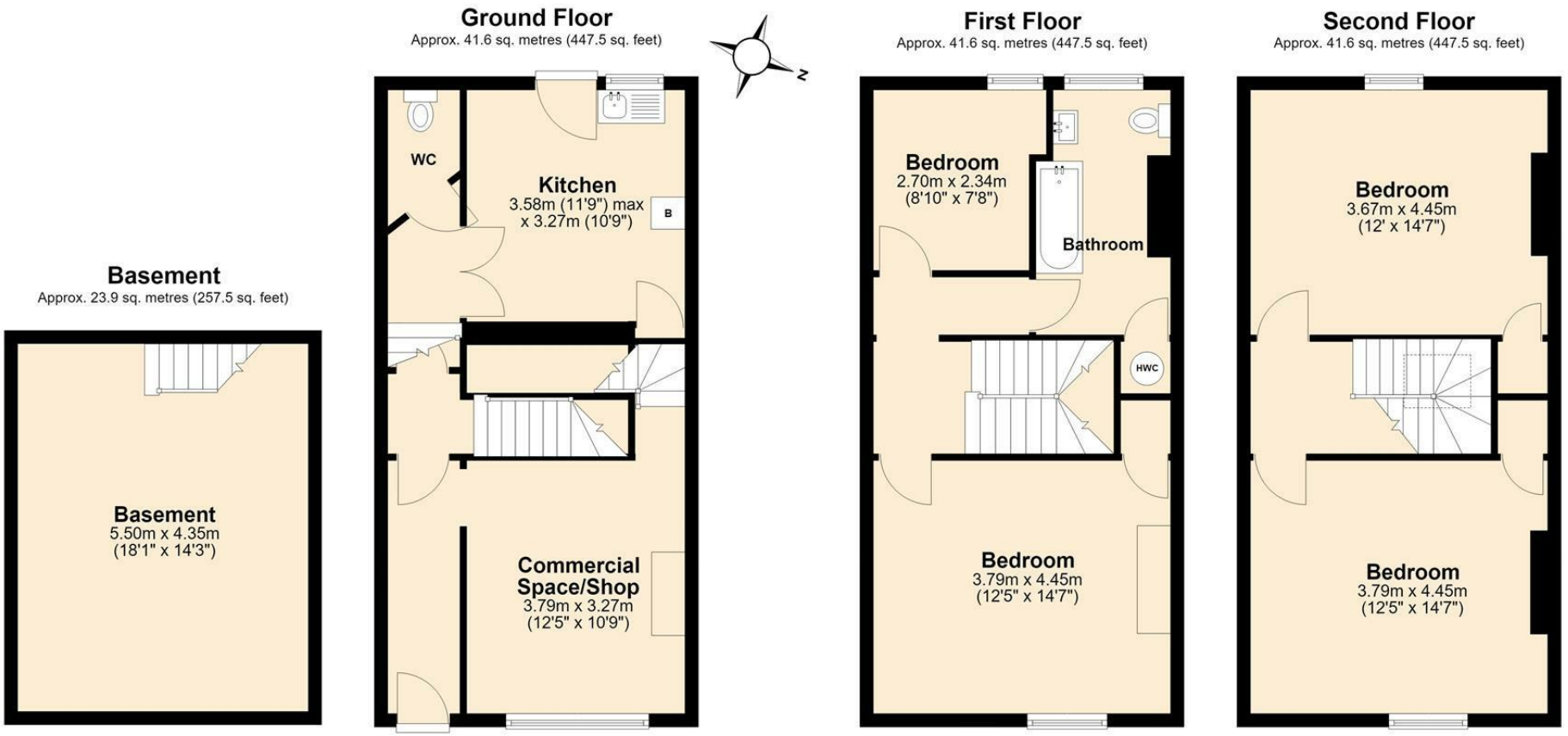






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Total area: approx. 148.6 sq. metres (1600.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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