



GILMARTIN LEY

20 High Street,

TRING, HP23 5AP



Price

Offers in excess of £650,000 subject to contract



Property Description

The property comprises a, Grade II listed, former bank building and substantial rear garden.

The building is arranged over basement, ground and first floors. The ground floor and basement is to be sold with vacant possession. The first floor, which has been converted into 3 flats has been sold off on a long lease. The property also includes 2 car parking spaces to the rear.

The ground floor space is currently configured to provide an open banking hall, separate office, WCs, kitchen and rear store / strongroom. The basement is arranged as a number of barrel roofed storage/vault rooms.

As the building falls within Use Class E it has potential to be used for a variety of purposes including, retail, office, restaurant, medical consulting rooms and children's day nursery under permitted development. Clearly any physical change to the building is likely to require both planning and Listed Building consents and we recommend buyers commission planning advice in respect of their proposed uses.

Planning permission (REF:21/02161/LBC) was been granted for 'Change of use from A2 (Banking and Finance) to C3 (Residential) and B1 (Office). Refurbishment of vacant premises to 3no two bed flats. Demolition of disused strongroom structure.' but has recently lapsed. A copy of the various planning documents and associated plans are available to download.

There may be further development potential for an additional 3 bedroom mews house within the rear garden, subject to obtaining the necessary planning consents.

Key considerations:

- > Imposing freehold building for sale with development potential
- > Highly desirable Hertfordshire market town
- > Located in the Chilterns 'Area of Outstanding Natural Beauty'
- > Gross Internal Area: 390.66 sq.m (4,205 sq.ft)
- > Recently lapsed planning permission to provide 3 x large duplex flats and a self contained office
- > Development potential for alternative uses and/or for additional built space within the rear garden STPP
- > Planning Use Class E permits retail, office, restaurant, medical and children's day nursery uses
- > Excellent transport communications by road and rail:
- > Tring Station is only 2.76km distant - the travel time to London Euston Station is c.37 minutes

<https://www.gilmartinley.co.uk/properties/for-sale/development/hertfordshire/tring/hp23/31352>

Our ref: 31352

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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Of Interest to Owner Occupiers, Investors and Developers

> Junction 20 of the M25 is only 18.2km distant



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Existing & Proposed Accommodation

Gross Internal Area: 391 sq.m. (4,205 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Existing Ground Floor	321.42	3,459	Former banking hall with offices, WCs and store room.
Existing Basement	69.24	745	A number of vault and store rooms accessed internally and used in conjunction with the ground floor.
2 car spaces within the car park to the rear			Vehicular access is via the adjoining property (rights of access were reserved by way of the 2013 Transfer)
Proposed Flat 1	94.84	1,020	1 bedroom flat with additional study room and basement storage.
Proposed Flat 2	115.53	1,243	2 bedroom flat with basement storage
Proposed Flat 3	105.01	1,130	1 bedroom flat with additional study room and basement storage.
Proposed Ground Floor Rear Office	37.25	400	Open plan self contained office accessed via an entrance on the eastern flank wall.

Property Location

The subject property is located in the centre of Tring, an affluent Hertfordshire market town, nestled in the heart of the Chilterns, a well known 'Area of Outstanding Natural Beauty' approximately 48.7km (30 miles) north-west of central London.

The property is well provided for in terms of local amenity. The town has a vibrant high street with a broad selection of independent cafes, restaurants, bars & shops; in addition to national retailers such as M&S Simply Food, Tesco Superstore and Co-op. Tring also has it's own Natural History Museum.

Transport communications are excellent. Tring Rail Station is 2.76km (1.7 miles) to the east, where there are frequent direct rail services to London Euston Station, with a journey time of circa 37 minutes.

The property is well served for road communications lying approximately 0.6km (0.4 miles) to the north of the A41 and approximately 18.2km (11 miles) north-west of Junction 20 of the M25 motorway.

2023 Rateable Value £24500.00

Estimated Rates Payable £11760 per annum

Terms Freehold For Sale with vacant possession of the ground floor and basement.

The upper parts has been sold off on a 125 year long lease dated 29 July 2015 and producing a ground rent of £250 pa. A copy of the lease is available to download.

Legal Fees: Each party is to bear its own legal fees

Local Authority: Dacorum Borough Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/31352>
Title Plan HD453137

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Title Register HD453137
Energy Performance Certificate
Existing ground floor plan
Offer Requirements Document
Transfer 2013
First Floor Lease - 125 Years from 29th July 2015
Existing and proposed site plans - Ref.7246-20A
Existing plans - Ref.7246-01
Revised plan - Ref.7247-100
Proposed mews house plans Ref.7246-05 - potential STPP
Existing elevations - Ref 7246-02
Initial proposed plans Ref.7246-04
Design and access statement
Decision notice Ref.21/02160/FUL
Site plan
Delegated officers report

Last Updated:

28 May 2025

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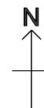


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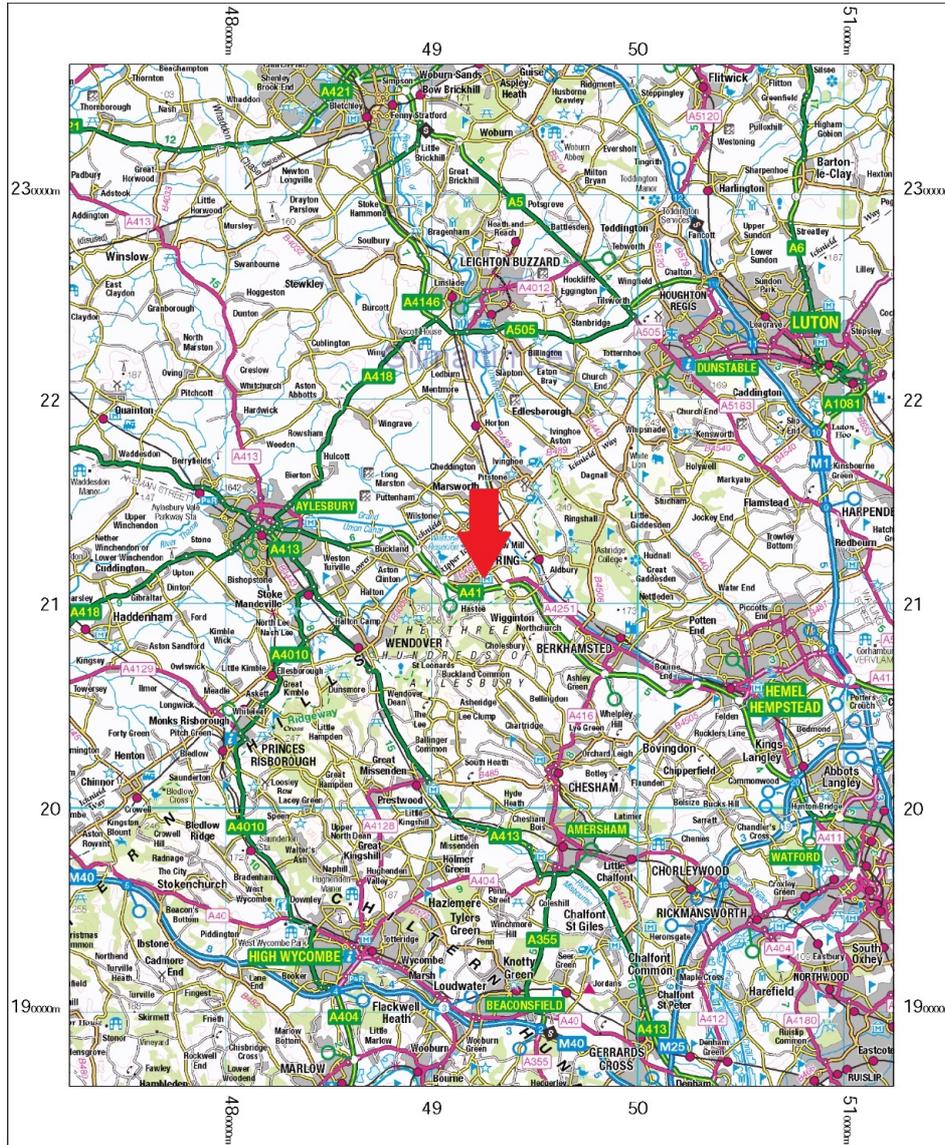


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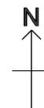
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