



GILMARTIN LEY

Former Banking Hall and Vaults To Let - Tring HP23

Class E - suitable for a variety of uses

20 High Street,

TRING, HP23 5AP



Area

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

Rent

£50,000 per annum (approx. £4,167 monthly) subject to contract



Property Description

The property comprises the ground floor and basement vaults of a Grade II listed, former bank building, substantial rear garden and 2 car spaces within the car park 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, yoga studio, beauty parlour 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.

Key considerations:

- > Imposing Class E building available on a new lease
- > Highly desirable Hertfordshire market town
- > Gross Internal Area: 390.66 sq.m (4,205 sq.ft)
- > Flexible Planning Use Class E:
- > permitting retail, office, restaurant, medical, yoga studio, beauty parlour and children's day nursery uses
- > Located in the Chilterns 'Area of Outstanding Natural Beauty'
- > 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
- > Junction 20 of the M25 is only 18.2km distant



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Accommodation

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

Unit	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	321.42	3,459	Former banking hall with offices, WCs and store room.
Basement	69.24	745	A number of vault and store rooms accessed internally and used in conjunction with the ground floor.

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

Service Charge p.a. TBC

Premium n/a

Terms A new fully repairing and insuring lease on terms to be agreed.

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/32460>
Energy Performance Certificate
Ground Floor Plan

Last Updated: 12 Mar 2025

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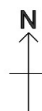
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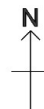
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