

# LISTED DEVELOPMENT/ INVESTMENT OPPORTUNITY FOR SALE



## Prestigious grade II listed building with large car park

**23, 23a and 23b High Street,  
Tring, HP23 5AA**

### Location:

Clement House enjoys a prominent position in Tring Town Centre with its many shops, restaurants, pubs and offices.

### Description:

23 High Street, Tring is also known as Clement House. This elegant, grade II listed, Georgian building enjoys a prominent position in the town centre and is now available for the first time in several decades. With early 18<sup>th</sup> Century origins, the property includes a number of period features including high ceilings, sash windows and original fireplaces. To the rear is a substantial car park.

23 High Street is located on the front of the site and is a three-storey building plus cellar currently vacant with previous uses including doctor's surgery, offices and most recently, a restaurant.

To the rear are 23a and 23b High Street. These are self-contained offices which are currently let providing a gross income in excess of £21,000 pa.

The property is ripe for multiple uses with the potential for residential conversion (subject to obtaining planning permission).

### EPC:

An EPC is not required as this is a listed building.



### Rates:

The property has a split assessment across the various hereditaments which are as follows:

23 High Street, Tring - £23,750

23a High Street, Tring - £9,500

23b High Street, Tring - £11,250

Interested parties are advised to seek independent advice on the rates payable.

### Sale price:

£750,000.

### Legal costs:

Each party to bear their own professional costs.

### Viewing:

For further information or to book an appointment to view, please contact our joint agent, Daniel Nash of Nash Partnership on 01442 820420

[daniel.nash@nashpartnership.co.uk](mailto:daniel.nash@nashpartnership.co.uk) or Jack Carroll on 01494 689617 [jc@jaggardmacland.co.uk](http://jc@jaggardmacland.co.uk).

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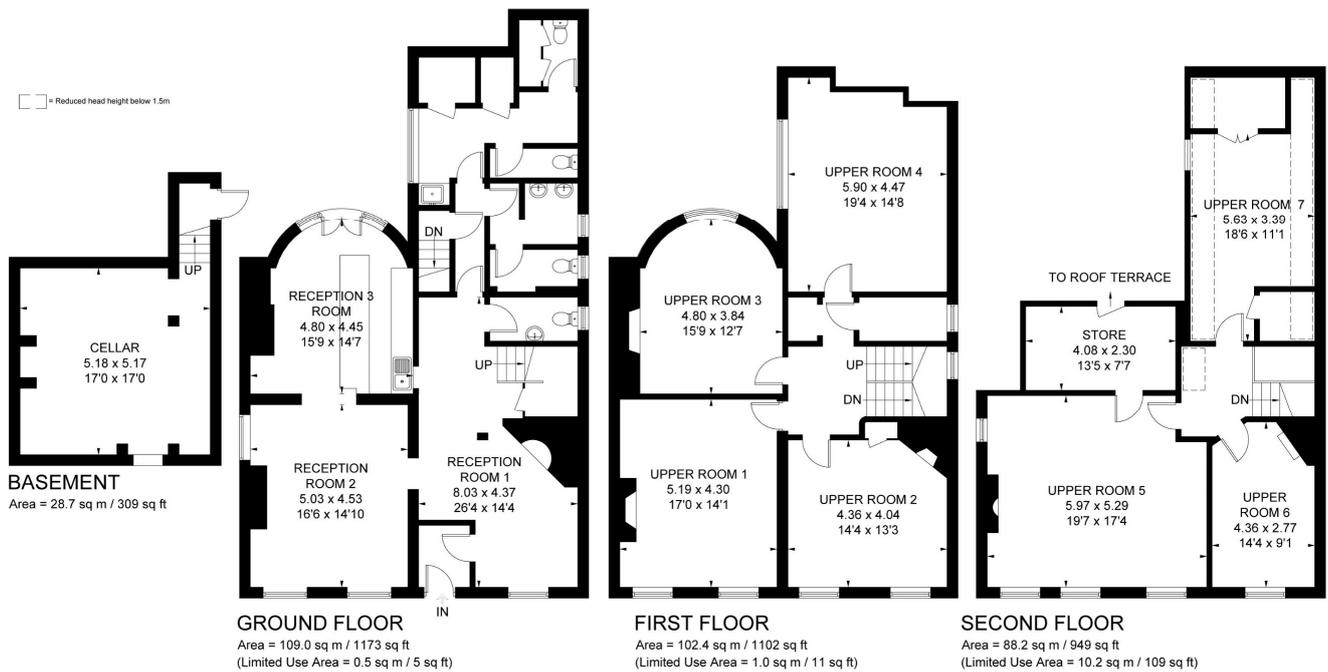


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Approximate Area = 328.3 sq m / 3533 sq ft  
Including Limited Use Area (11.7 sq m / 126 sq ft)



## 23 HIGH STREET

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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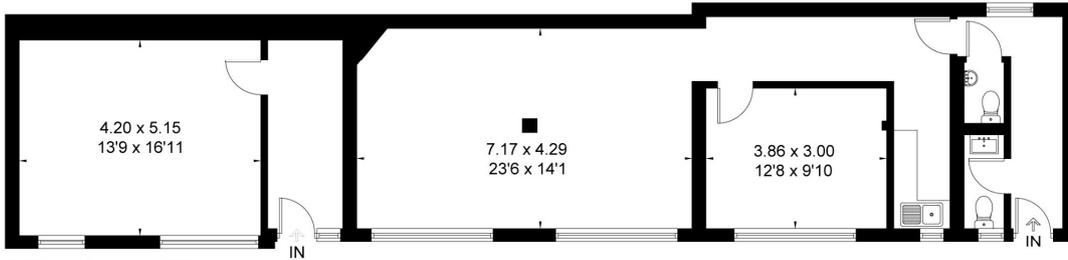
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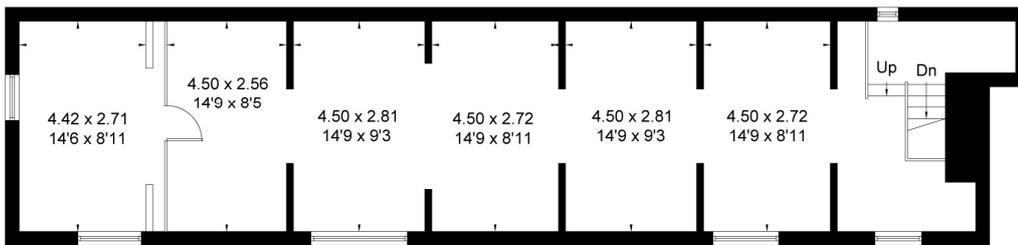
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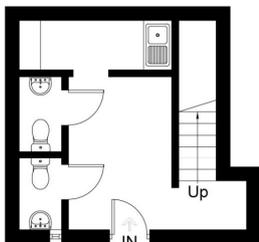
23A = 110.9 sq m / 1,194 sq ft  
 23B = 98.2 sq m / 1057 sq ft  
 Total = 209.1 sq m / 2,251 sq ft  
 Including Limited Use Area (1.6 sq m / 17 sq ft)



23B - Ground Floor



23A - First Floor



23A - Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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