

TO LET

RETAIL PREMISES

Jessop & co



6b Leyton Road, Harpenden, AL5 2TL

- Available due to relocation to larger premises
- Excellent location opposite Waitrose and close to M&S
- Ground floor retail unit with first floor suitable for a variety of uses
- Available by way of an assignment or sub-letting of the whole
- Lease to 30th January 2022 at £25,500 per annum

6b Leyton Road, Harpenden, AL5 2TL

LOCATION

Harpenden is a thriving market town having a resident population of close to 30,000 and is situated approximately 4 miles north of St Albans.

Major retailers in the town include Waitrose, Sainsbury's, Marks & Spencer, Boots and WH Smith as well as a wealth of independent retailers and restaurants.

Employers in the town include Rothamsted Research, the world's oldest agricultural research station and many small & medium sized businesses.

Harpenden has a wealthy, affluent and stable population. 42% of the population is qualified as AB (which includes those in managerial and professional occupations), according to CACI's 'population by social grade'.

SITUATION

The property occupies an excellent trading location on the east side of Leyton Road directly opposite Waitrose and close to M&S, AGA, Johnsons Dry Cleaners, Timpson Shoe Repairs, Space NK and many well established independent retailers thereby providing excellent passing trade.

To the rear of Waitrose is car parking for approximately 120 vehicles.

DESCRIPTION

6b Leyton Road comprises a mid-terraced retail unit arranged on the ground floor with first floor accommodation which is suited for retailing, showroom or ancillary uses. The first floor is accessed by way of a staircase to the rear of the ground floor retail unit. There are toilet facilities located on the first floor.

FLOOR AREA

The premises have the following dimensions & net internal floor areas:

| | |
|------------------------------|-----------|
| Internal Width: | 15ft 5ins |
| Shop Depth: | 21ft 3ins |
| Ground Floor Sales: | 295 sq ft |
| First Floor Sales/Ancillary: | 300 sq ft |

All floor areas are in accordance with the RICS Code of Measuring Practice.

BUSINESS RATES

The property has a Rateable Value of £24,500.

The current multiplier for 2018/19 is £0.493 payable.

LEASE

The property is held on an internal repairing lease expiring on 30th January 2022 at a current rent of £25,500 per annum. The lease benefits from protection of the Landlord & Tenant Act. A service charge is payable.

The lease permits any retail use subject to the Landlord's consent which is not to be unreasonably withheld.

Due to relocation to larger premises, our client's are looking to dispose of their lease by way of an assignment or sub-letting of the whole.

QUOTING TERMS

We are instructed to invite offers for our client's valuable leasehold interest.

LEGAL COSTS

Each party to meet their own costs.

VAT

To be confirmed.

EPC

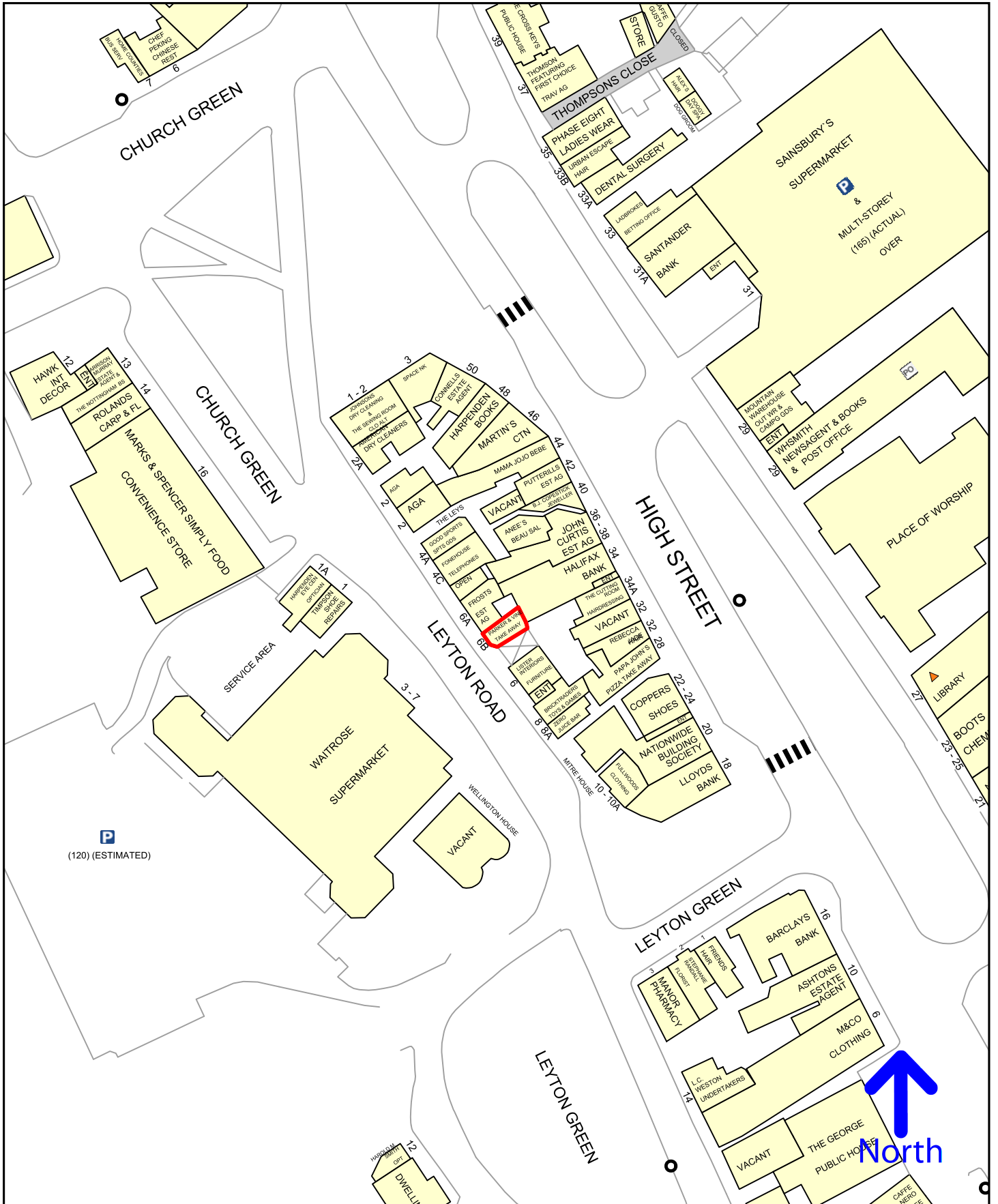
To be provided.

For viewings and further information please contact the sole agent:

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P
(120) (ESTIMATED)



50 metres

Experian Goad Plan Created: 16/05/2018
Created By: Jessop and Co

