

**FOR SALE**  
RETAIL INVESTMENT

**Jessop  
& Co**



## **98 & 98a High Street, Harpenden, AL5 2SP**

- Freehold retail investment
- Prominent High Street location
- Ground floor retail unit let to Jacksons Kitchens Ltd
- Residential upper parts let on an AST
- Income of £33,600 per annum
- Rear car parking

## 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 is located at the northern end of the High Street in an established retail location close to many independent retailers, restaurants and bars including Barbarello, Bangkok Lounge, Zaza and Okka.

There is on street car parking to the front of the property and numerous pay & display car park are close by.

## DESCRIPTION

98 High Street, Harpenden comprises a mid-terraced retail unit with self-contained residential upper parts having been constructed in the 1930's of brick underneath a pitched tiled roof.

The ground floor retail accommodation is configured as single retail unit having the benefit of servicing from the rear. The residential upper parts are arranged on first & second floors having the benefit of its own separate rear entrance with stairs leading up to a kitchen/dining room, reception, two bedrooms and a bathroom.

To the rear of the property, accessed via Kirkdale Road, is the rear service road and 2-3 car parking spaces.

## FLOOR AREA

The ground floor retail unit has the following dimensions & net internal floor areas:

Gross frontage:	19ft 2ins
Internal Width:	15ft 5ins
Shop Depth:	41ft 2ins
Ground Floor Sales:	590 sq ft

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

## RATING

The property has a Rateable Value of £14,500.

## TENANCIES

The ground floor retail unit is occupied by Jacksons Kitchens Ltd on an informal arrangement at a current passing rent of £24,000 per annum.

Jacksons Kitchens Ltd is a long-established Harpenden kitchen retailer having traded for more than 20 years.

The residential upper parts are let on an Assured Shorthold Tenancy. Further details are available on request.

**The total income receivable is £33,600 per annum.**

## PRICE

We are instructed to invite offers for our client's freehold interest subject to the existing tenancy arrangements.

## ACTIVE MANAGEMENT OPPORTUNITIES

There are a number of active management opportunities including re-structuring the ground floor lease, refurbishing the residential upper parts and potentially extending to the rear.

## LEGAL COSTS

Each party to meet their own costs.

## VAT

To be confirmed.

## EPC

The property has an EPC rating of C (66).

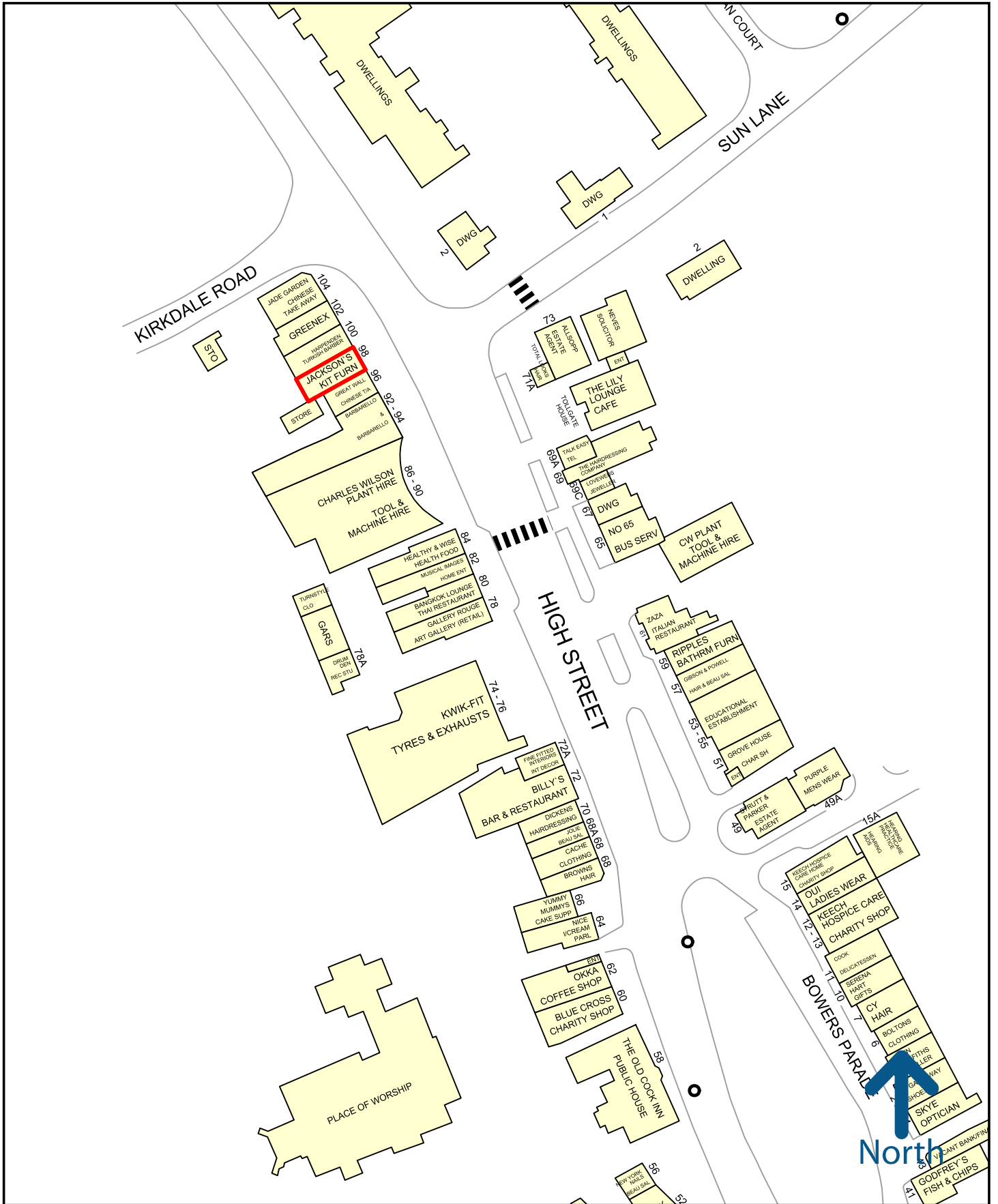
A copy of the certificate is available upon request.

**For viewings and further information please contact the sole agent:**

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