

TO LET

RETAIL/OFFICES

Jessop &co



1 & 1a The Forresters, High Street, Harpenden, AL5 2FB

- High Street retail location
- Modern open plan areas
- High quality fit out
- Suitable for A1, A2 or B1 uses
- Available as a whole or in floors
- 2 car parking spaces

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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, Sainsburys 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 and medium sized businesses.

SITUATION

The property is located on the eastern side of the High Street in an established retail location close to many multiple and independent retailers, including Keech Hospice Care, Cook, Tui and Sainsburys.

There is free on street car parking along the High Street whilst numerous pay & display car park are close by.

DESCRIPTION

1&1a The Forresters comprises a modern retail development providing a ground floor retail unit with a first floor that is suitable for either retail or office use. The property is capable of being let as a whole or as individual floors.

The ground floor retail accommodation is configured to provide an open plan retail unit benefiting from a high quality fit out to include air-conditioning, intruder alarm, CCTV and security grills to windows and doors.

The first floor is currently configured to form ancillary retail accommodation to the ground floor but can easily be re-configured to provide self-contained accommodation having the benefit of its own entrance from The Forresters.

There are two car parking spaces allocated to the property.

FLOOR AREA

The property has the following dimensions & net internal floor areas:

Ground Floor

Internal Width	22ft 10ins	(6.96 m)
Shop Depth	24ft 10ins	(7.56 m)
Ground Floor Area	686 sq ft	(63.73 sq m)

First Floor

First Floor Area	698 sq ft	(64.85 sq m)
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All floor areas are in accordance with the RICS Codes of Measuring Practice.

RATING

The property has a Rateable Value of £25,000.

Separate rating assessments will be required if let on individual floors.

RENT

The entire property is available at a rent of £38,500 per annum.

Details of the rents for individual floors is available on request.

TERMS

The property is available to let as a whole or individual floors on new internal repairing & insuring leases with a service charge to cover the cost of maintaining the common parts and exterior of the property.

A rent deposit may be required depending upon the financial status of the incoming tenant.

LEGAL COSTS

The incoming tenant is to contribute to the Landlord's reasonable legal costs.

VAT

All rents quoted will be subject to VAT.

EPC

The property has the following EPC ratings:

Ground Floor - C (69)

First Floor - D (77)

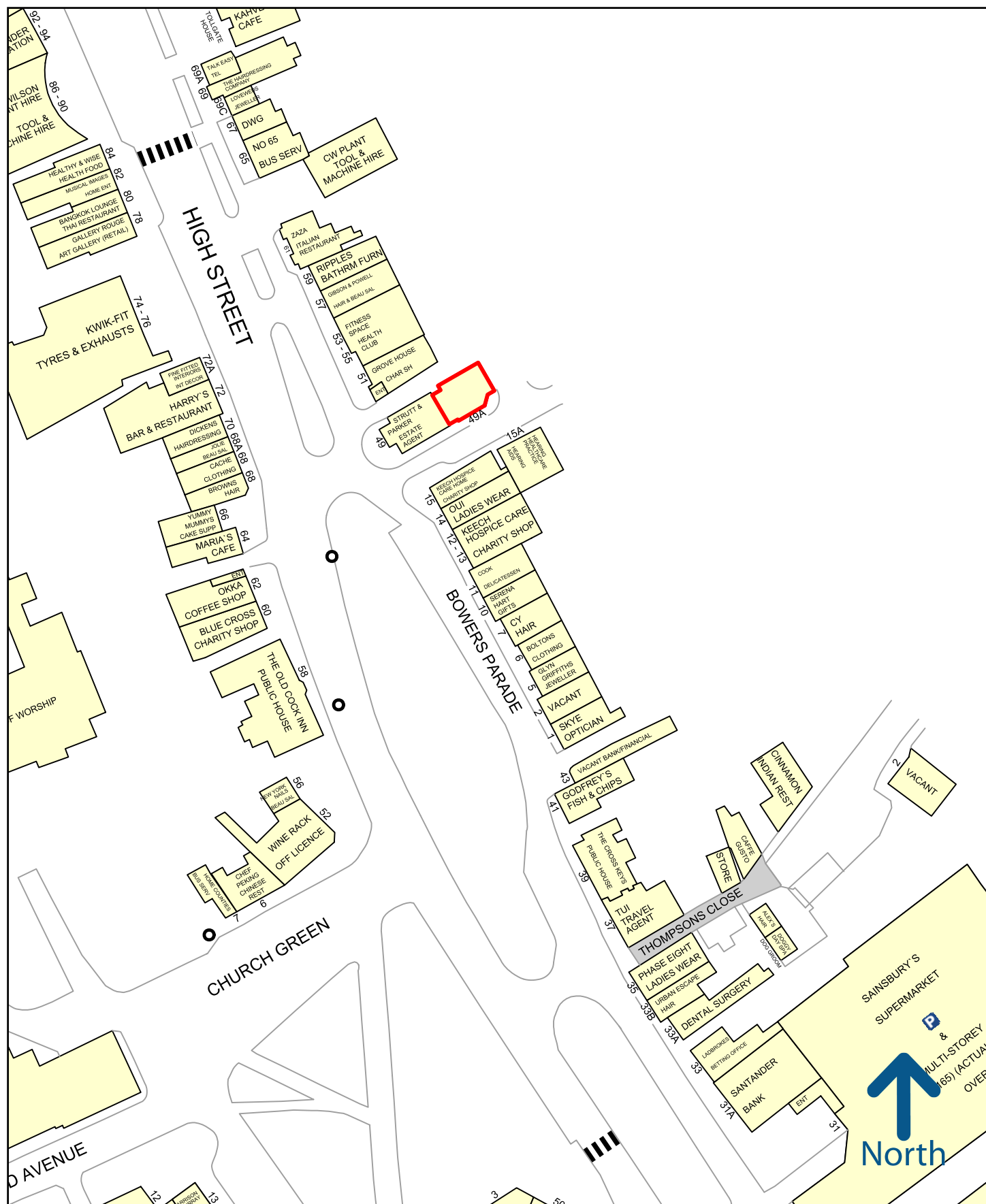
Copies of the certificates are available upon request.

For viewings and further information please contact the sole agent:

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