

TO LET

RETAIL UNIT

Jessop & co



69 High Street, Redbourn, AL3 7LW

- Popular thriving village
- High Street location
- Highly visible to passing trade
- Ground floor retail unit of 237 sq ft
- Suitable for a variety of uses

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LOCATION

Redbourn is a historic thriving village located 2 miles (3.3km) south west of Harpenden and 4 miles (6.6km) north of St Albans having a population in the order of 5,188.

The village is located on the route of the old Watling Street and the village retains many historic features of this time.

The village supports a thriving business community with many small and medium sized business being located in the village.

SITUATION

The property is located on the east side of the High Street in the centre of the main retailing pitch opposite the Co-op and surrounded by many independent retailers, restaurants and takeaway food outlets.

DESCRIPTION

The premises comprise a ground floor lock-up retail unit benefiting from open plan accommodation with a separate kitchenette and toilet to the rear.

Upon completion of legal formalities the premises are ready for immediate occupation.

FLOOR AREA

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

Frontage:	16ft 9ins (5.10m)
Internal Width:	16ft 9ins (5.10m)
Shop Depth:	14ft 6ins (4.43m)

Ground Floor Area:	237 sq ft (22.0 sq m)
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All floor areas are in accordance with the RICS Code of Measuring Practice.

BUSINESS RATES

The property has a Rateable Value of £4,900.

Please note this is not the amount of rates payable.

An incoming tenant may well qualify for small business rates relief which means no business rates will be payable. We would recommend a prospective tenant make enquiries of the local rating authority.



TERMS

The property is available to let on a new lease on terms to be agreed.

The tenant is to contribute to the maintenance of the external parts of the property.

QUOTING RENT

£10,000 per annum.

LEGAL COSTS

The incoming tenant is to meet the landlords reasonable legal costs in preparing a lease.

VAT

VAT is not payable.

EPC

To be provided.

For viewings and further information please contact:

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