

TO LET

RETAIL

Jessop & co



53/55 High Street, Harpenden, AL5 2SL

- Prominent High Street location
- 2,015 sq ft (187.19 sq m)
- Double frontage
- Planning for A1, A2, A3, D1 & D2 uses

53/55 High Street, Harpenden, AL5 2SL

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 Rennie Grove, 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

53/55 High Street comprises a double unit having the benefit from air-conditioning and rear loading accessed.

The property benefits from a wide planning consent which allows A1,A2,A3,D1 & D2 uses (subject to conditions).

FLOOR AREA

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

Net Frontage:	35ft 0ins (10.69m)
Internal Width:	36ft 9ins (11.20m)
Shop Depth:	62ft 0ins (18.89m)

Ground Floor Area: **2,015 sq ft (187.19 sq m)**

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

RATING

The property has a Rateable Value of £34,500.

Please note this is not the amount of rates payable.

EPC

The property has the following EPC rating: E (113).

A copy of the certificate is available.



RENT

The entire property is available at a rent of £55,000 per annum.

TERMS

The property is available to let on a new full repairing & insuring lease.

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

LEGAL COSTS

The ingoing tenant is to contribute to the landlord's reasonable legal costs.

VAT

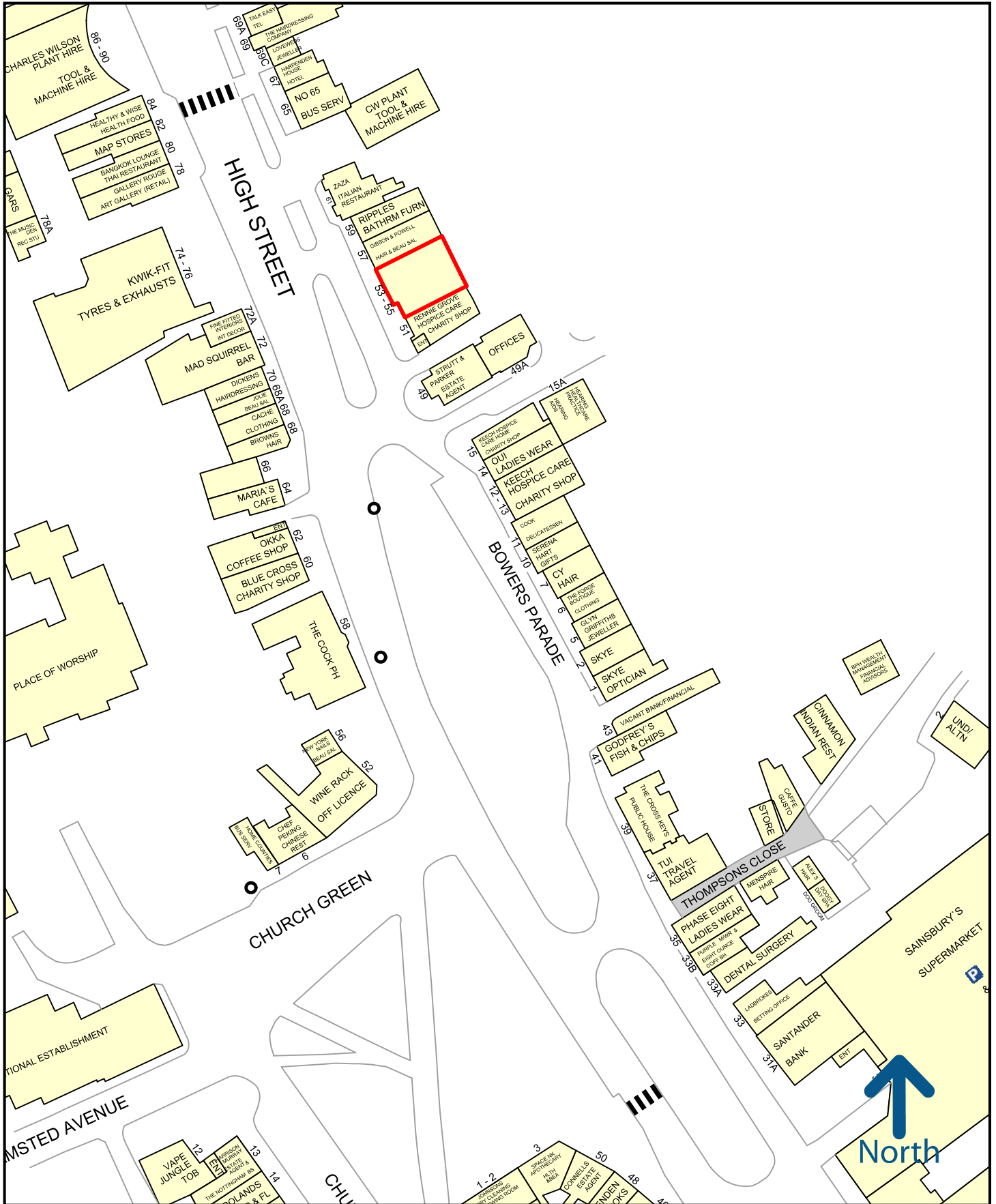
There is no VAT payable on the rent.

For viewings and further information please contact the sole agent:

Paul Jessop MRICS
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