

TO LET

RETAIL

Jessop & co



18 Station Road, Harpenden, AL5 4SE

- Busy retail location
- Close to Harpenden Station
- Ground floor retail unit
- 963 sq ft (89.45 sq m))
- Fully fitted hair salon trading as Allure

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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 north side of Station Road in a busy retail location close to Harpenden railway station. There are many multiple and independent retailers close by as well as numerous restaurants and cafes benefiting from a high level of passing trade.

There is free on-street car parking along Station Road whilst numerous pay & display car park are close by.

DESCRIPTION

18 Station Road comprises a refurbished ground floor retail unit having the benefit of two car parking spaces to the rear of the property in a secure car park.

The property is arranged to provide a fully fitted hair salon with additional beauty treatment areas.

FLOOR AREA

The property has the following dimensions & floor areas:

Net Frontage:	14ft 3ins	(4.35m)
Internal Width:	14ft 3ins	(4.35m)
Shop Depth:	45ft 11ins	(13.99m)
Built Depth:	63ft 7ins	(19.38m)

Sales Area:	596 sq ft (55.42 sq m)
Ground Floor Area:	963 sq ft (89.45 sq m)

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

RATING

The property has a Rateable Value of £17,653.

Please note this is not the amount of rates payable. There is currently no business rates payable until April 2021.

EPC

To be provided.



RENT

The ground floor is available at a rent of £29,500 per annum.

The fixtures & fittings and goodwill of the business are available for a premium of £25,000 excl VAT

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 incoming tenant.

LEGAL COSTS

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

VAT

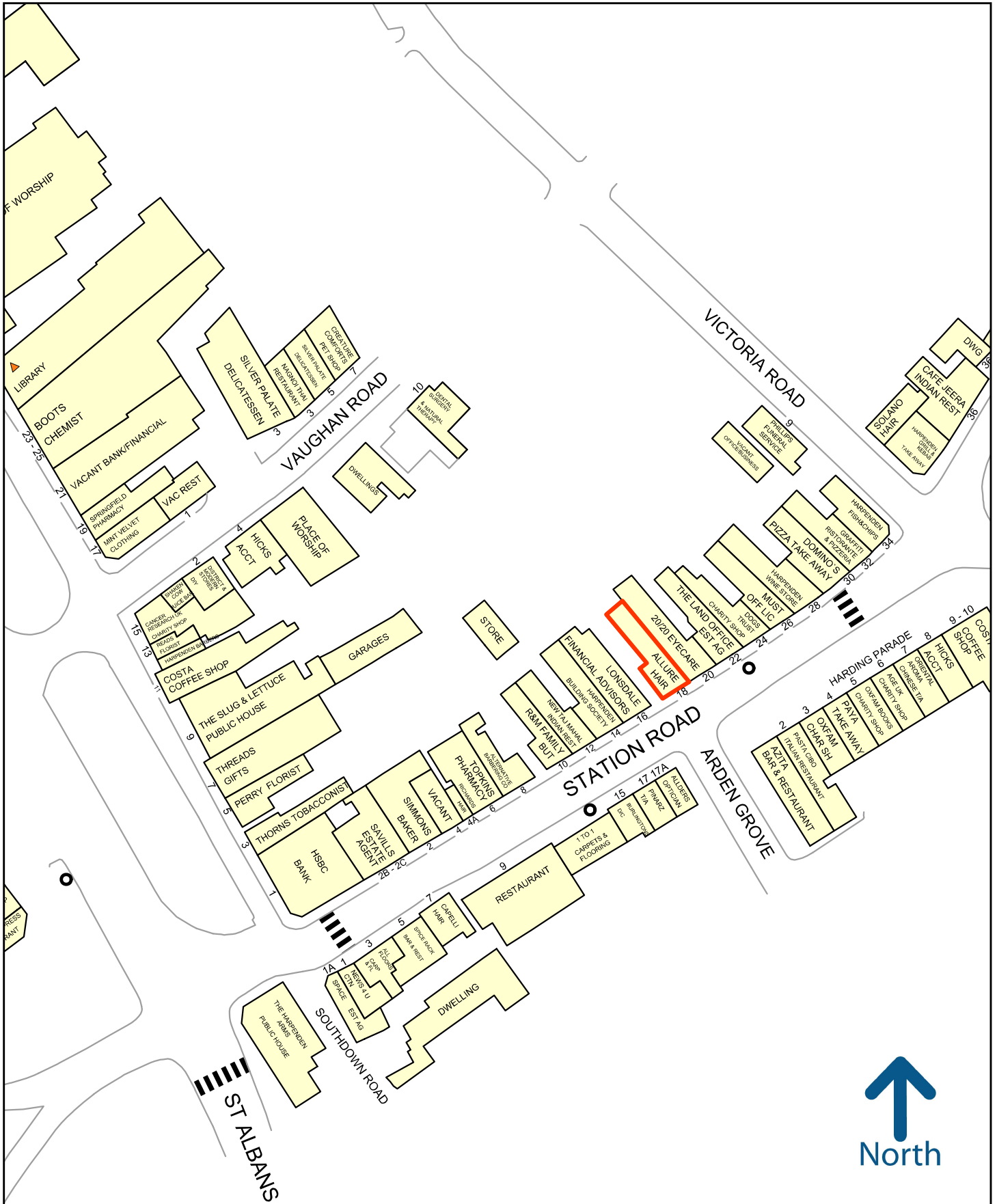
The rent and premium will be subject to VAT at the prevailing rate.

For viewings and further information please contact the sole agent:

Paul Jessop MRICS
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01582 346110
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Experian Goad Plan Created: 05/07/2020
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