

TO LET

RETAIL

Jessop & co



38a High Street, Harpenden, AL5 2SX

- High Street location
- Within The Leys Shopping Arcade
- 440 sq ft (40.88 sq m)
- Excellent retail frontage
- Suitable for a variety of uses

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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.

Harpenden has recently been judged to be the 9th best retail centre out of the top 1,000 in the country when measured for the strength of the retail offer within the town and its relative prosperity (HDH Vitality Rankings 2021).

SITUATION

The property is situated within the The Leys, a covered shopping arcade linking the retail units on the High Street with those on Leyton Road.

Nearby retailers include Waterstones, Space NK, BJ Copstick Jewellers, Hamptons, AGA, Waitrose and Sainsbury's.

DESCRIPTION

38a High Street comprises a ground floor retail unit benefiting from an extensive retail frontage to The Leys.

The property would suit a variety of uses ranging from retail and offices through to health and leisure.

FLOOR AREA

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

Shop Depth: 20ft 4ins (6.19 m)
Internal Width: 21ft 10ins (6.64 m)

Ground Floor Area: 440 sq ft (40.88 sq m)

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

RATING

The property has a Rateable Value of £19,140.

Please note this is not the amount of rates payable.

EPC

To be provided.



RENT

The entire property is available at a rent of £16,500 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.

The lease will include the provision for the payment of a service charge and contribution to building insurance.

LEGAL COSTS

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

VAT

VAT will be payable.

For viewings and further information please contact the sole agent:

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