

TO LET RETAIL

Jessop & co



37 High Street, Harpenden, AL5 2SD

- Prominent High Street location
- 1,086 sq ft (100.89 sq m)
- Double frontage
- Close to Sainsbury's & other multiple retailers

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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.

SITUATION

The property is located on the eastern side of the High Street at its junction with Thompsons Close in an established retail location close to many multiple and independent retailers, including Phase Eight, Purple Menswear, Rennie Grove, Keech Hospice Care, Cook, and Sainsbury's.

Thompsons Close forms a busy pedestrian thoroughfare linking the High Street with an adjacent public car park.

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

DESCRIPTION

37 High Street comprises a double unit having the benefit of air-conditioning.

To the rear of the property is an external storage building extending to 300 sq ft and two car parking spaces that are available by separate negotiation.

FLOOR AREA

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

Net Frontage:	27ft 6ins (8.40m)
Internal Width:	25ft 3ins (7.70m)
Shop Depth:	49ft 3ins (15.00m)

Ground Floor Area: 1,086 sq ft (100.89 sq m)

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

RATING

The property has a Rateable Value of £42,750.

Please note this is not the amount of rates payable.

EPC

The property has the following EPC rating: E (103).

A copy of the certificate is available.

RENT

The property is available at a rent of £56,750 per annum excluding VAT.

TERMS

The property is available to let by way of assignment of a lease expiring on 5th March 2025. The lease benefits from the security of tenure provisions of the Landlord & Tenant Act 1954.

The lease includes the provision for the payment of a service charge.

A new lease may be available from the freeholder on terms to be agreed.

LEGAL COSTS

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

VAT

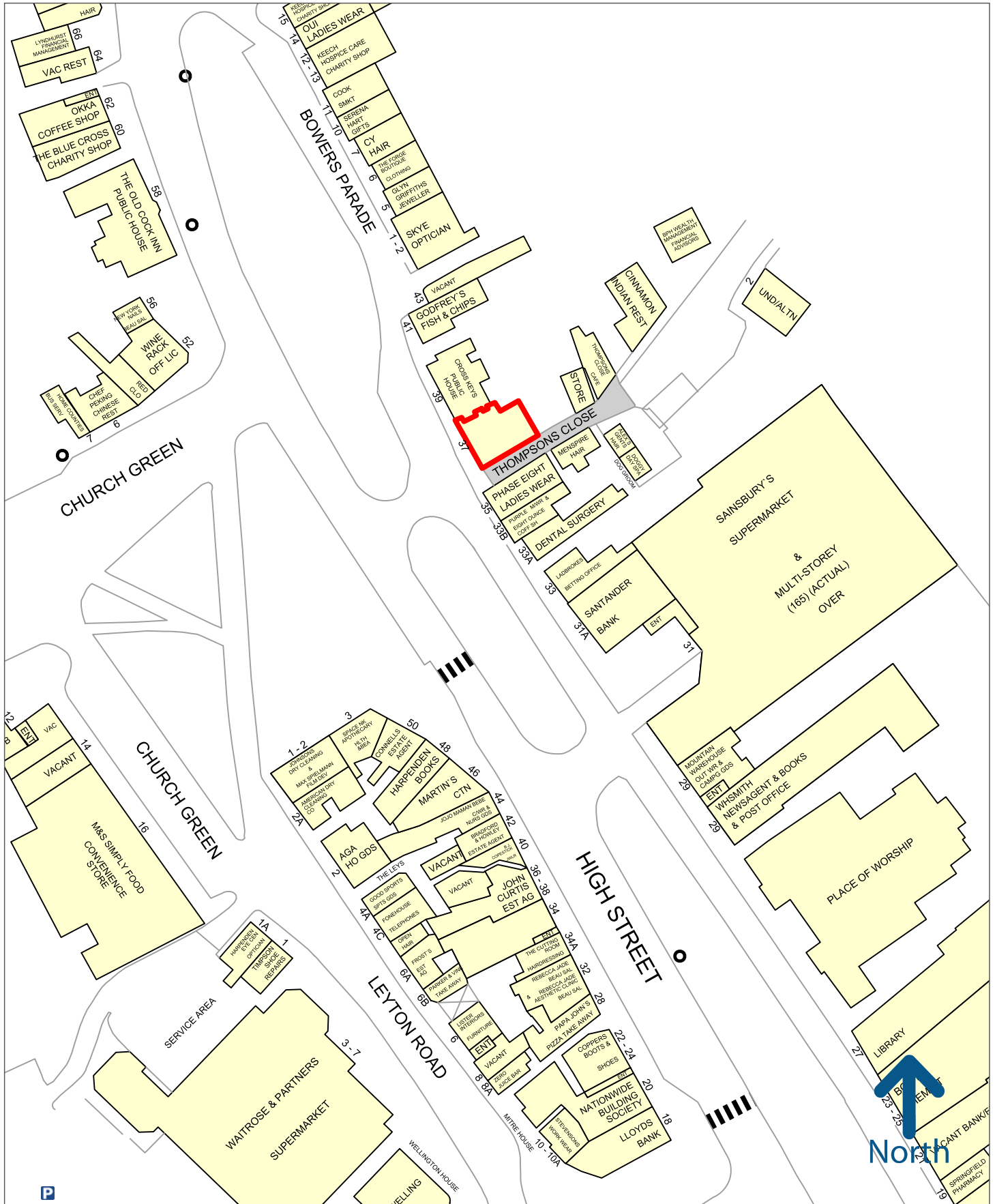
VAT will be payable.

For viewings and further information please contact the sole agent:

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