

TO LET

RETAIL

Jessop & Co



137 Southdown Road, Harpenden, AL5 1PU

- Available due to relocation
- Prominent corner location in affluent suburb
- Ground retail unit of 656 sq ft (60.99 sq m)
- Large free public car park to the rear
- 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.

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 in the Southdown area of Harpenden approximately 1 mile south of Harpenden town centre.

Southdown is a popular residential area having the benefit of excellent schools and close proximity to Harpenden Common. Nearby occupiers include a Co-op Supermarket, Simmons, Manor Pharmacy, Jewsons and many long established local retailers and restaurant operators.

There is a free public car park to the rear of the property and free on-street car parking along Southdown Road and Piggotshill Lane.

DESCRIPTION

137 Southdown Road occupiers a prominent trading position located on the north side of Southdown Road at its junction with Grove Road and Piggotshill Lane, one of the towns main arterial roads which links Harpenden with Wheathampstead, Welwyn Garden City and the A1(M).

The property benefits from a double frontage thereby offering a very high level of prominence. There is loading and staff parking to the rear of the property.

FLOOR AREA

The property has the following dimensions & floor areas:

Internal Width:	21ft 2ins (6.45m)
Shop Depth:	25ft 2ins (7.66 m)
Built Depth:	39ft 2ins (11.93 m)

Ground Floor Area: 656 sq ft (60.99 sq m)

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

RATING

The property has a Rateable Value of £12,183.

A qualifying occupier will benefit from the tapering provisions of the small business rates relief scheme.



EPC

To be provided.

RENT

The premises are available at a rent of £28,000 per annum.

TERMS

The property is available to let on a new full repairing & insuring lease with a contribution to a service charge.

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

VAT is not applicable.

For viewings and further information please contact the sole agent:

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