

# 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))
- Rear car parking

# 18 Station Road, Harpenden, AL5 4SE

## 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.

## 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)

<b>Sales Area:</b>	<b>596 sq ft (55.42 sq m)</b>
<b>Ground Floor Area:</b>	<b>963 sq ft (89.45 sq m)</b>

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.

## EPC

To be provided.



## RENT

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

## LEGAL COSTS

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

## VAT

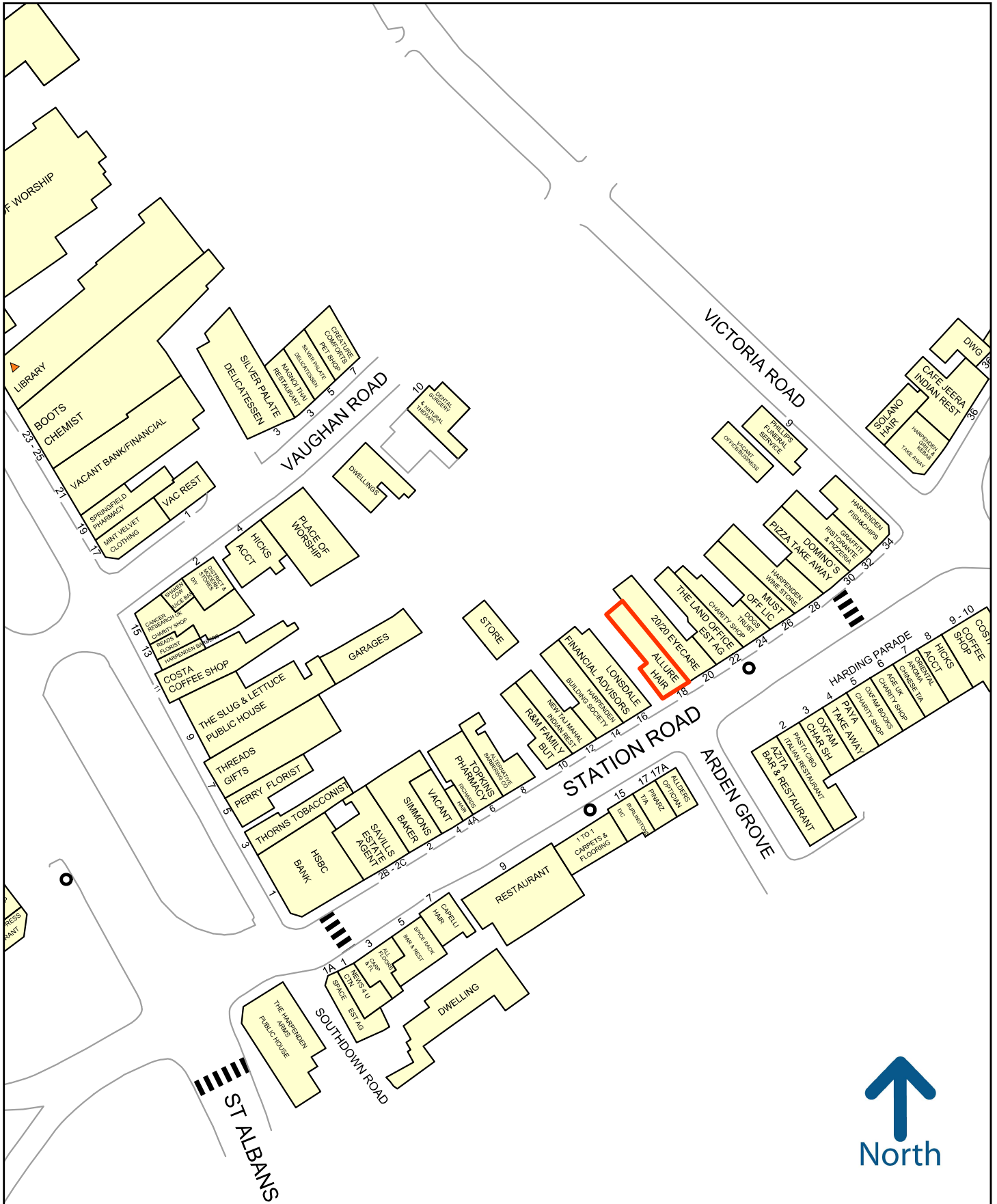
The rent and premium will be subject to VAT at the prevailing rate.

**For viewings and further information please contact the sole agent:**

**Paul Jessop MRICS**  
**Jessop & Co**  
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