

# TO LET RETAIL

# Jessop & Co



**32 High Street, Harpenden, AL5 2SX**

- Affluent market town
- High Street location
- Ground floor of 536 sq ft & basement of 508 sq ft
- Fully fitted unit
- Suitable for a variety of uses

# 32 High Street, Harpenden, AL5 2SX

## 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 on the west side of the High Street in the established prime retail pitch.

Nearby retailers include Waterstones, Space NK, BJ Copestick Jewellers, Hamptons, AGA, M&S Simply Food, Waitrose, Boots and Sainsbury's.

## DESCRIPTION

32 High Street comprises a fully fitted ground floor retail unit having the benefit of a fully usable basement that is currently arranged to provide treatment rooms. There is air-conditioning throughout.

The property would suit a variety of alternative uses with potential for external seating.

## FLOOR AREA

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

**Ground Floor:** 536 sq ft (49.80 sq m)

**Basement:** 508 sq ft (47.19 sq m)

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

## RATING

The property has a Rateable Value of £32,500.

Please note this is not the amount of rates payable.

## EPC

C (56). A copy of the certificate is available on request.

## RENT

The entire property is available at a rent of £45,000 per annum.

## TERMS

The property is available to let on a new effective 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 the landlord's building insurance.

## LEGAL COSTS

Each party to pay its own costs.

## VAT

VAT will be payable.

**For viewings and further information please contact the joint letting agents:**

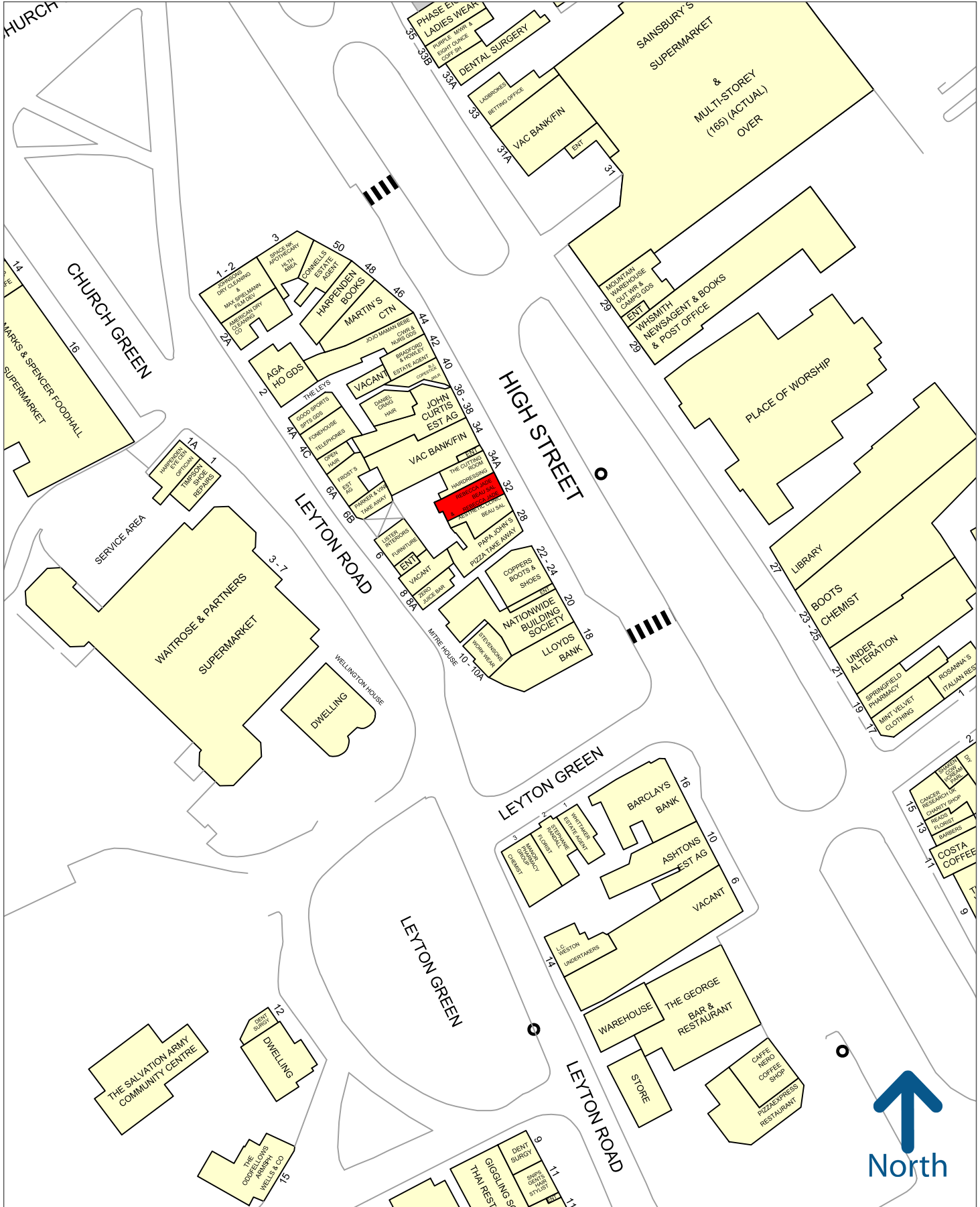
**Paul Jessop MRICS**  
**Jessop & Co**  
**01582 346110**  
**paul@jessopco.co.uk**

or

**Archie Morriss**  
**GCW**  
**020 7647 4822**  
**archie.morriss@gcw.co.uk**

### Misrepresentation Act

Jessop & Co Ltd for themselves and the vendors or lessors whose agents they are, give notice that these particulars are for general guidance only and do not constitute any part of any offer or contract. All descriptions, dimensions, distance or area given or any reference made to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Jessop & Co Ltd has any authority to make or give any representation of warranty whatever in relation to this property. Any price or rent quoted might be subject to VAT and any prospective purchaser or tenant must satisfy themselves concerning the correct VAT position. We have not been able to test any services or installations and is advised that interested parties arrange for qualified persons to check them before entering to any commitment. Jessop & Co Ltd will not be liable in negligence or otherwise for any loss arising out of the use of these particulars. April 2022.



50 metres

Experian Goad Plan Created: 12/05/2022  
Created By: Jessop and Co



Copyright and confidentiality Experian, 2022. © Crown  
copyright and database rights 2022. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011