

# TO LET

## RETAIL

# Jessop & co



## 34 High Street, Harpenden, AL5 2SX

- Affluent market town
- High Street location
- Ground floor of 1,488 sq ft (138.23 sq m)
- Suitable for a variety of uses

# 34 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 Copstick Jewellers, Hamptons, AGA, M&S Simply Food, Waitrose, Boots and Sainsbury's.

## DESCRIPTION

34 High Street comprises a large ground floor retail unit having the benefit of basement storage and staff facilities.

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:

Shop Depth:	63ft 10ins (19.45 m)
Internal Width:	16ft 2ins ( 4.94 m) Min 28ft 9ins ( 8.76 m) Max

**Ground Floor Area:** 1,488 sq ft (138.23 sq m)

**Basement Area:** 547 sq ft ( 50.81 sq m)

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

## RATING

The property has a Rateable Value of £63,500.

Please note this is not the amount of rates payable.

## EPC

E (102). A copy of the certificate is available on request.

## RENT

The entire property is available at a rent of £82,500 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:**

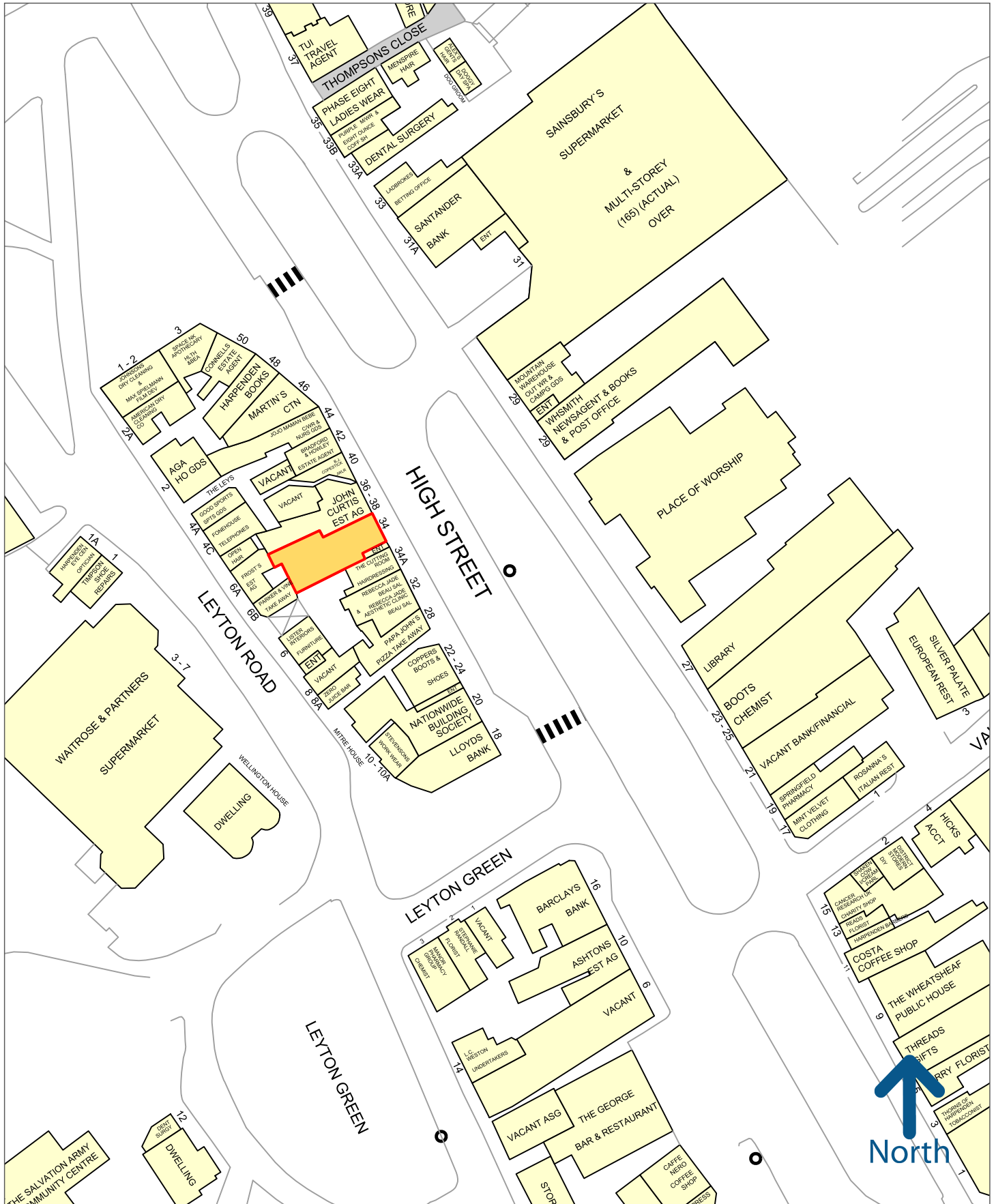
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