

# TO LET

## RETAIL

# Jessop &co



**18 High Street, Harpenden, AL5 2TA**

- Affluent market town
- Prime High Street location
- Substantial passing trade
- Suitable for a variety of uses
- Potential for outdoor seating

# 18 High Street, Harpenden, AL5 2TA

## 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 occupies a very prominent location on the corner of High Street and Leyton Green benefiting from substantial passing trade with a pedestrian crossing linking both sides of the High Street being located directly outside the property.

Nearby retailers include Nationwide Building Society, Barclays Bank, Waterstones, Space NK, M&S Simply Food, Waitrose, Gail's, WH Smith, Mountain Warehouse, Boots and Sainsbury's.

## DESCRIPTION

18 High Street comprises a former bank premises arranged on ground and first floor having the potential to trade from both floors.

The property would suit a variety of alternative uses with potential for external seating (subject to planning approval).

## FLOOR AREA

The property has the following net internal floor areas:

**Ground Floor:** 936 sq ft (86.96 sq m)

**First Floor:** 811 sq ft (75.38 sq m)

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

## RATING

The property has a Rateable Value of £67,000.

Please note this is not the amount of rates payable.

## EPC

To be provided.

## RENT

On application.

## 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 incoming tenant.

## LEGAL COSTS

Each party to pay its own costs.

## VAT

VAT will be payable.

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

**Paul Jessop MRICS**  
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