

TO LET RETAIL

Jessop & co



78 High Street, Harpenden, AL5 2SP

- Prominent High Street location
- Ground floor retail unit
- 740 sq ft (68.75 sq m)
- Return frontage
- Close to many multiple retailers

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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.

Major retailers in the town include Waitrose, Sainsburys Marks & Spencer, Boots and WH Smith as well as a wealth of independent retailers and restaurants.

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 located on the western side of the High Street in a thriving retail location close to many multiple and independent retailers.

The western side of the High Street benefits from a high level of pedestrian footfall from the residential areas to the north of Harpenden.

There is free on street car parking along the High Street whilst numerous pay & display car park are close by.

DESCRIPTION

78 High Street comprises a prominent end of terrace retail property having the benefit of a return frontage.

Internally the property benefits from air-conditioning, intruder alarm and rear loading. There are shared kitchen and toilet facilities located on the first floor.

FLOOR AREA

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

Gross Frontage:	14ft 10ins (4.53 m)
Internal Width:	14ft 2ins (4.33 m)
Shop Depth:	60ft 0ins (18.28m)

Internal Floor Area: 740 sq ft (68.75 sq m)

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

RATING

The property is currently subject to a single assessment with the first floor offices. A new rating assessment will be required.

Further details are available on request.

EPC

To be provided.

RENT

The property is available at a rent of £35,000 per annum excluding VAT.

TERMS

The property is available to let by way of a new full repairing & insuring lease for a term to be agreed.

The lease will include the provision for the payment of a service charge.

A rent deposit will be required.

LEGAL COSTS

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

VAT

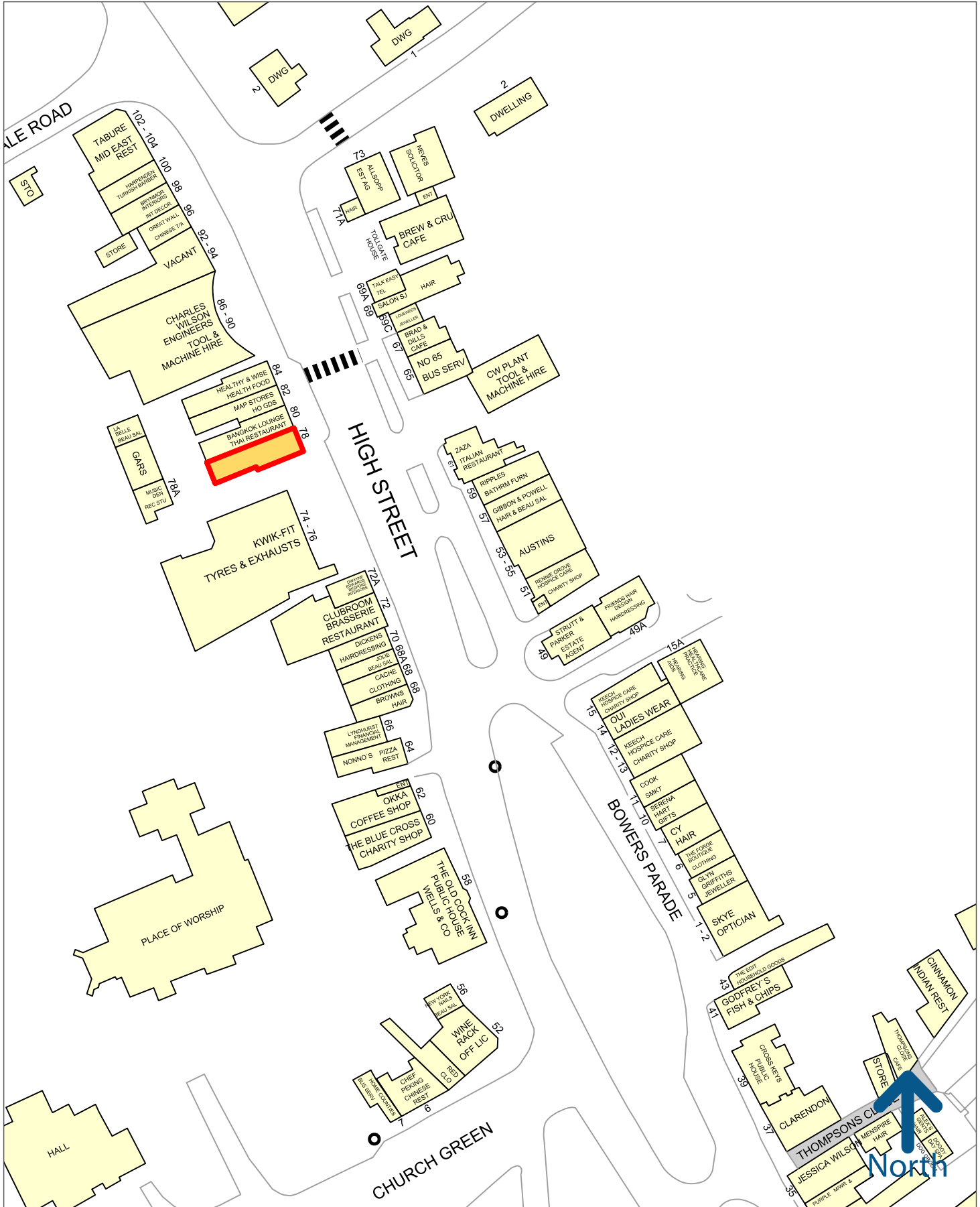
VAT will be payable.

For viewings and further information please contact the sole agent:

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50 metres



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