

TO LET RETAIL

Jessop & co



82 High Street, Harpenden, AL5 2SP

- Available due to relocation
- Prominent High Street location
- Ground floor retail unit
- 780 sq ft (72.47 sq m)
- 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, Sainsbury's Marks & Spencer, Boots and WH Smith as well as a wealth of independent retailers and restaurants.

Harpenden has recently been judged to be the 10th 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 2022).

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

82 High Street comprises a prominent mid terrace retail unit having the benefit of additional footfall from the pedestrian crossing directly in front of the property which diverts pedestrian traffic from the east side of the High Street.

Internally the property has been refurbished by the previous tenant to include air-conditioning. The property benefits from rear loading. There are toilet facilities to the rear of the property.

FLOOR AREA

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

Internal Width: 14ft 1ins (4.28m)
Shop Depth: 60ft 7ins (18.46m)

Ground Floor Sales: 780 sq ft (72.47 sq m)

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

RATING

The property has a Rateable Value of £24,250.

Please note this is not the amount of business rates payable.

EPC

B (32).

RENT

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

TERMS

The property is available to let by way of a new effective 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 is payable on all rents.

For viewings and further information please contact the sole agent:

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50 metres

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