

TO LET

RETAIL

Jessop & co



7 Piggotshill Lane, Harpenden, AL5 1LG

- Prominent location in affluent suburb
- Ground retail unit of 544 sq ft (50.54 sq m)
- Large free public car park to the rear
- Additional storage available
- Suitable for a variety of uses

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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.

Employers in the town include Rothamsted Research, the world's oldest agricultural research station and many small and medium sized businesses.

SITUATION

The property is located in the Southdown area of Harpenden approximately 1 mile south of Harpenden town centre.

Southdown is a popular residential area having the benefit of excellent schools and close proximity to Harpenden Common. Nearby occupiers include a Co-op Supermarket, Simmons, Manor Pharmacy, Jewsons and many long established local retailers and restaurant operators.

There is a free public car park to the rear of the property and free on-street car parking along Southdown Road and Piggotshill Lane.

DESCRIPTION

7 Piggotshill Lane occupies a prominent trading position located on the west side of Piggotshill Lane close to its junction with Southdown Road. Piggotshill Lane is one of the town's main arterial roads which links Harpenden with Wheathampstead, Welwyn Garden City and the A1(M).

The property is arranged on the ground floor with access to the rear. Additional storage space is available.

FLOOR AREA

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

Internal Width:	20ft 1ins (6.13m)
Shop Depth:	27ft 7ins (8.44m)

Ground Floor Area: 544 sq ft (50.54 sq m)

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

RATING

The property has a Rateable Value of £17,000.

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

EPC

C (75).



RENT

£22,500 per annum.

TERMS

The premises are available to let on a new lease for a term to be agreed.

A rent deposit will be required.

The lease provides for the payment of a service charge.

LEGAL COSTS

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

VAT

VAT is not applicable.

For viewings and further information please contact the sole agent:

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