

# TO LET RETAIL

# Jessop & co



## 52 High Street, Harpenden, AL5 2SP

- Highly prominent High Street location
- Ground floor of 828 sq ft (76.93 sq m)
- Extensive return frontage
- Additional external area suitable for seating or car parking
- Close to Waitrose, M&S Simply Food & other multiple retailers

# 52 High Street, Harpenden, AL5 2SP

## 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 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 at its junction with Church Green close to Waitrose and M&S Simply Food in an established retail location close to many other multiple and independent retailers as well as a variety of restaurant and hospitality venues.

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

## DESCRIPTION

52 High Street comprises a highly prominent corner unit benefiting from a return frontage to Church Green.

The property has recently undergone refurbishment to include new and extended shop fronts and internal redecoration.

To front of the property are three car parking spaces which are available by separate negotiation or alternatively can be used for outdoor seating for a restaurant operator. There is loading to the basement from the front.

## FLOOR AREA

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

Shop Depth:	31ft 1ins	(9.48m)
Internal Width:	29ft 1ins	(8.85m (max))
Net Frontage:	7ft 3ins	(2.20m)
Return Frontage:	11ft 4ins	(3.45m)

Ground Floor Area:	828 sq ft	( 76.93 sq m)
Basement Storage:	1,234 sq ft	(114.65 sq m)

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

## RENT

The property is available at a rent of £65,000 per annum exclusive of VAT.

The area to the front of the property is available by separate negotiation.

## TERMS

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

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.

## LEGAL COSTS

Each party to meet its own costs.

## VAT

VAT will be payable.

## RATING

The property has a Rateable Value of £41,250.

Please note this is not the amount of rates payable.

## EPC

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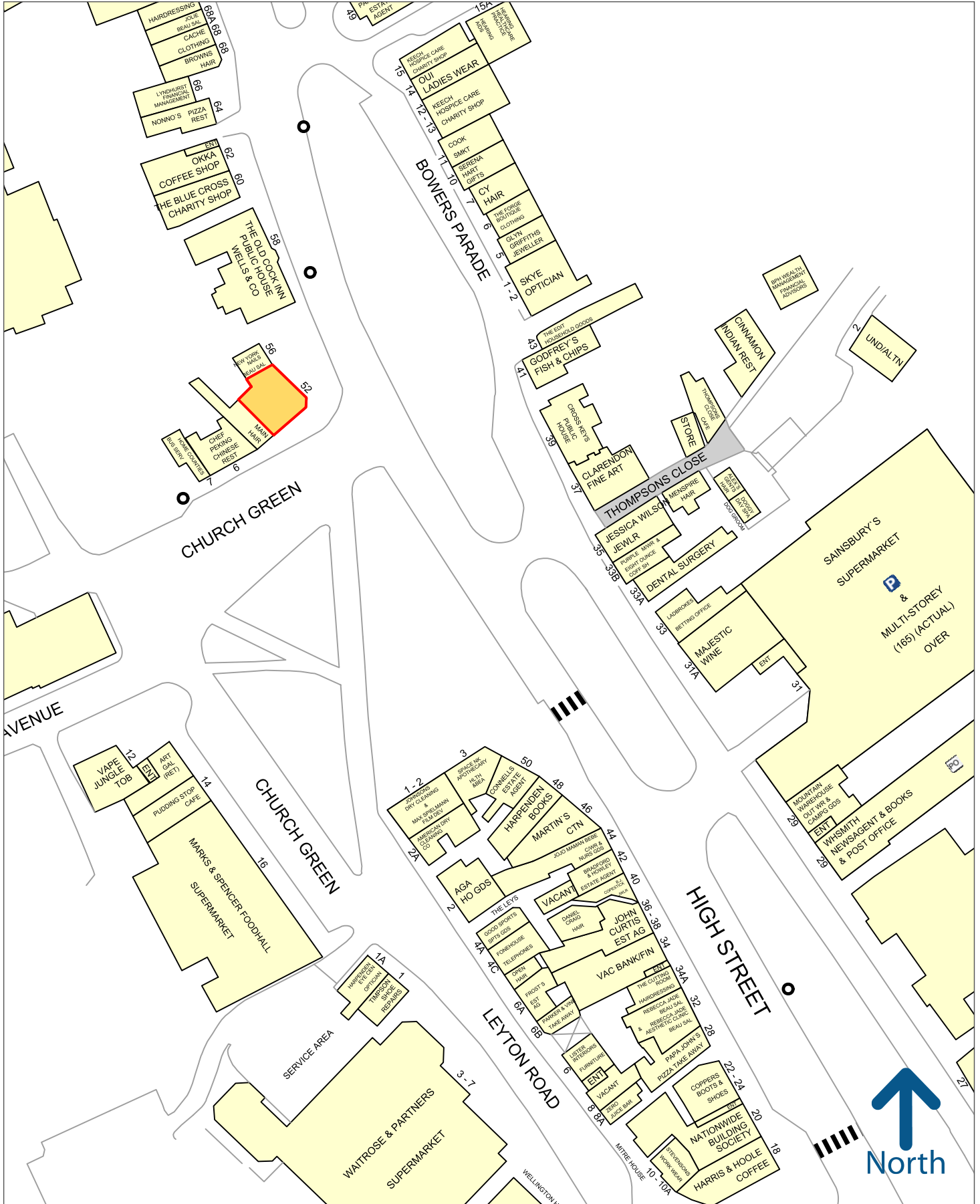
A copy of the certificate is available.

**For viewings and further information please contact the sole agent:**

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