

TO LET

RETAIL

Jessop &co



10 Leyton Road, Harpenden, AL5 2TL

- Affluent commuter town
- Prominent retailing location
- Substantial passing trade
- Extensive frontage
- 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.

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.

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 most desirable town to live in the UK (Source: Daily Telegraph).

SITUATION

The property occupies a prominent location on Leyton Road close to its junction with Leyton Green just off the High Street and benefits from substantial passing trade. Leyton Road forms a pedestrian thoroughfare linking High Street with such retailers as Waitrose and M&S Simply Food.

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

DESCRIPTION

The property is arranged to provide a ground floor retail unit having the benefit of an extensive frontage. To the rear of the property is an area currently configured as changing rooms whilst there is basement storage.

FLOOR AREA

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

Internal Width:	24ft 7ins (7.50m)
Shop Depth:	19ft 5ins (5.90m)
Ground Floor:	421 sq ft (39.11 sq m)
Basement:	111 sq ft (10.31 sq m)

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

RATING

The property has a Rateable Value of £22,000. Please note this is not the amount of rates payable.

EPC

To be provided.

RENT

£35,000 per annum.

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 ingoing tenant.

LEGAL COSTS

Each party to pay its own costs.

VAT

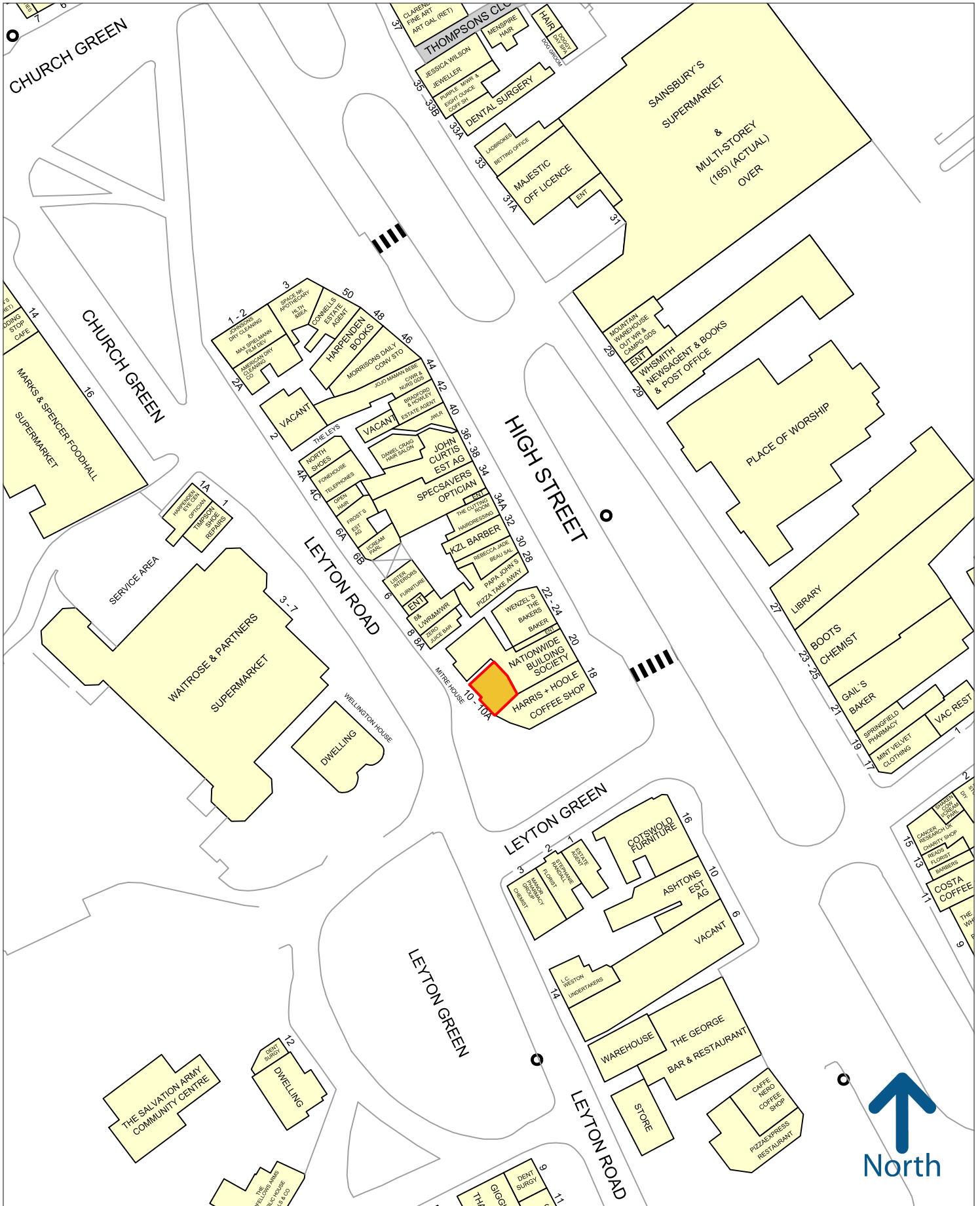
VAT will be payable.

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

Paul Jessop MRICS
Jessop & Co
01582 346110
paul@jessopco.co.uk

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