

TO LET

RETAIL

Jessop &co



3 Leyton Green, Harpenden, AL5 2TE

- Affluent commuter town
- Prominent retailing location
- Substantial passing trade
- Extensive return 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, Sainsburys 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 the corner of Leyton Green and Leyton Road, just off the High Street, and benefits from substantial passing trade as Leyton Green forms a pedestrian thoroughfare linking High Street with Leyton Road.

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

3 Leyton Green comprises a ground floor retail unit accessed from Leyton Green but with a substantial return frontage to Leyton Road and the ability to create an opening from Leyton Road (subject to planning). The property is located in a conservation area. The property would suit a variety of alternative uses (subject to planning).

The landlord would consider splitting the unit to suit an occupiers size requirement.

FLOOR AREA

The property has the following net internal floor areas:

Ground Floor Sales: 768 sq ft (71.35 sq m)

Ground Floor Ancillary: 246 sq ft (22.86 sq m)

Total Net Area: 1,014 sq ft (94.21 sq m)

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

RATING

The property has a Rateable Value of £50,000. Please note this is not the amount of rates payable.

EPC

To be provided.

RENT

£58,500 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 incoming 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:**

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