

# TO LET RETAIL

# Jessop & co



**35 High Street, Harpenden, AL5 2RU**

- Prominent High Street location
- Ground floor sales of 806 sq ft (74.88 sq m)
- High pedestrian footfall
- Close to Sainsbury's & other multiple retailers

# 35 High Street, Harpenden, AL5 2RU

## 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.

## SITUATION

The property is located on the eastern side of the High Street at its junction with Thompsons Close in a established thriving retail location close to many multiple and independent retailers, including, Clarendon Fine Art, Ladbrokes, Rennie Grove, Keech Hospice Care, Cook, and Sainsbury's.

Thompsons Close forms a busy pedestrian thoroughfare.

There is car parking along the High Street whilst numerous pay & display car park are close by.

## DESCRIPTION

35 High Street comprises a prominent retail unit having the benefit of rear access to Thompsons Close and located in the High Street conservation area.

Internally the property comprises ground floor retail with first floor ancillary & storage with storage on the second floor.

## FLOOR AREA

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

Internal Width:	18ft 3ins	( 5.59m)
Shop Depth:	45ft 10ins	(13.97m)
Ground Floor Sales:	806 sq ft	(74.88 sq m)
First Floor Ancillary:	283 sq ft	(26.25 sq m)
Second Floor Storage:	104 sq ft	( 9.68 sq m)

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

## RATING

The property has a Rateable Value of £46,000.

Please note this is not the amount of rates payable.

## EPC

To be confirmed.

## RENT

The entire property is available at a rent of £49,500 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 ingoing tenant.

The lease will include the provision for the payment of a service charge.

## LEGAL COSTS

Each party is to meet its own costs.

## VAT

VAT will be payable.

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

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50 metres