

TO LET

RETAIL UNIT

Jessop & co



24 High Street, Redbourn, AL3 7LL

- Popular thriving village
- High Street location
- Free on-street parking to the front
- Vacant ground floor retail unit of 438 sq ft (40.69 sq m)
- Suitable for a variety of uses

70 & 70a High Street, Redbourn, AL3 7LN

LOCATION

Redbourn is a historic thriving village located 2 miles (3.3km) south west of Harpenden and 4 miles (6.6km) north of St Albans having a population in the order of 5,188.

The village is located on the route of the old Watling Street and the village retains many historic features of this time.

The village supports a thriving business community with many small and medium sized business being located in the village.

SITUATION

The property is located on the west side of the High Street occupying a prominent position at the southern end of the main retailing pitch surrounded by many independent retailers. There is free on-street parking to the front of the property. The property is located in a conservation area.

Nearby occupiers include Nisa Local (incorporating the village Post Office), Hub Coffee Shop, Redbourn Physiotherapy, Atelier Beauty and many other retailers.

DESCRIPTION

The premises comprise a ground floor retail unit benefiting from a ground floor retail area accessed down steps from the main door leading to an ancillary area with storage and toilet facilities to the rear. The premises retain many original features.

It may be possible to combine the main sales and ancillary area into a single retail area.

FLOOR AREA

The premises benefit from the following net internal floor areas:

Ground Floor Sales:	230 sq ft (21.36 sq m)
Ground Floor Ancillary:	140 sq ft (13.00 sq m)
Ground Floor Storage:	68 sq ft (6.31 sq m)

Ground Floor Area: 438 sq ft (40.69 sq m)

BUSINESS RATES

Rateable Value: £6,100.

Please note this is not the amount of business rates payable. A qualifying occupier will benefit from the exemption to business rates through the Small Business Rates Scheme. Further details on request.



TERMS

The premises are available to let on a new effective Full Repairing & Insuring lease for a term to be agreed.

A rent deposit will be required.

QUOTING RENT

£15,000 per annum.

LEGAL COSTS

Each party is to pay its own costs.

VAT

VAT is not payable.

EPC

To be provided.

For viewings and further information please contact:

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