

FOR SALE

RETAIL UNIT

Jessop & co



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

- Rare freehold opportunity
- Popular thriving village
- High Street location
- Vacant ground floor retail unit of 666 sq ft (61.84 sq m)
- First floor residential sold off on a long lease
- 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 corner position at the northern end of the main retailing pitch surrounded by many independent retailers, restaurants and takeaway food outlets.

DESCRIPTION

The premises comprise a ground floor retail unit benefiting from open plan accommodation with a kitchenette and toilet to the rear which is offered with vacant possession. The upper residential parts are sold off on a 999 year lease. The property is listed Grade II.

FLOOR AREA

The premises has the following maximum dimensions & net internal floor areas:

Internal Width:	18ft 11ins	(5.76m)
Shop Depth:	25ft 8ins	(7.89 m)
Build Depth:	34ft 11ins	(10.65m)

Ground Floor Area: 666 sq ft (61.84 sq m)

BUSINESS RATES

The property has a Rateable Value of £10,750.

Under the Small Business Rates Relief Scheme, a qualifying tenant may benefit from no liability for business rates.

Further details are available on request.



OPPORTUNITY

Rare opportunity to acquire a freehold retail unit with vacant possession in this thriving commuter village.

QUOTING PRICE

£225,000.

LEGAL COSTS

Each party is to pay its own costs.

VAT

VAT is not payable.

EPC

C (61). A copy of the certificate is available.

For viewings and further information please contact:

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

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