

# TO LET RETAIL

# Jessop &co



**12a Leyton Road, Harpenden, AL5 2TQ**

- Affluent commuter town
- Prominent retailing location
- New retail unit
- Substantial passing trade
- Suitable for a variety of uses

# 12a Leyton Road, Harpenden, AL5 2TQ

## 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 Leyton Road opposite Leyton Green, just off the High Street, and benefits from substantial passing trade as Leyton Green forms a pedestrian thoroughfare linking High Street with the Amenbury Lane car park.

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

## DESCRIPTION

12a Leyton Road comprises a new ground floor retail unit. The property is located in a conservation area. The property would suit a variety of alternative uses.

## FLOOR AREA

The subject premises will have the following net internal floor area:

**Ground Floor Sales: 435 sq ft (40.41 sq m)**

(The property will be subject to formal measurement on practical completion).

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

## RATING

The property will require a new rating assessment. Further details on request.

## EPC

To be provided.

## RENT

£28,500 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.

## LEGAL COSTS

Each party to pay its own costs.

## VAT

VAT will not be payable.

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

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