

# TO LET

## RETAIL

# Jessop & co



### 3 Station Road, Harpenden, AL5 4SA

- Prominent retail unit
- Close to Harpenden Station
- Ground & first floor retail/showroom
- Ground floor of 429 sq ft (39.86 sq m)
- Suitable for a variety of uses

# 3 Station Road, Harpenden, AL5 4SA

## 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.

## SITUATION

The property is located on the south side of Station Road occupying a prominent location at the junction of Station Road and High Street close to Harpenden railway station. There are many multiple and independent retailers close by as well as numerous restaurants and cafes benefiting from a high level of passing trade.

There is free on-street car parking along Station Road whilst numerous pay & display car park are close by.

## DESCRIPTION

3 Station Road comprises a self-contained two storey property which is to be refurbished to provide ground floor retail having the benefit of first floor sales/showroom accommodation that would suit a variety of retail and office uses.

The unit benefits from a double frontage thereby offering a very high level of prominence with the benefit of a pedestrian crossing directly in front of the property linking it with the High Street and its many multiple retailers. There are toilet and kitchen facilities on the first floor and access from the rear of the property.

## FLOOR AREA

The property has the following dimensions & floor areas:

Net Frontage:	27ft 5ins (8.35m)
Internal Width:	28ft 1ins (8.56m)
Shop Depth:	16ft 11ins (5.15m)

<b>Ground Floor Area:</b>	<b>429 sq ft (39.86 sq m)</b>
<b>First Floor Area:</b>	<b>360 sq ft (33.45 sq m)</b>

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

## RATING

The property has a Rateable Value of £21,000.

Please note this is not the amount of rates payable.

## EPC

To be provided.

## RENT

£37,500 per annum.

## TERMS

The property is available by of a new Full Repairing & Insuring lease for a term to be agreed.

A rent deposit may be required depending upon the financial status of the ingoing tenant.

## LEGAL COSTS

The ingoing tenant is to contribute to the landlord's reasonable legal costs.

## VAT

VAT is not applicable.

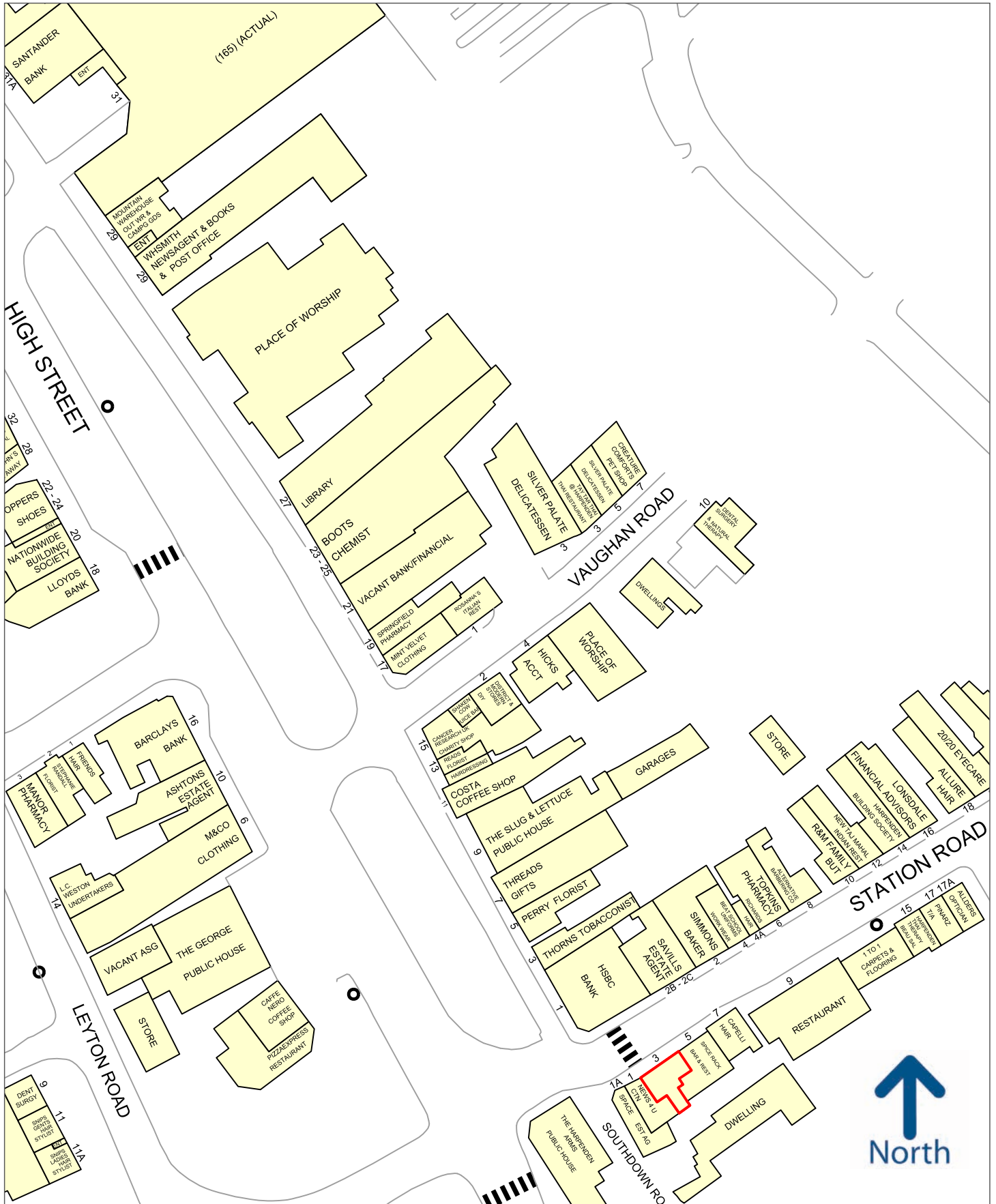


**For viewings and further information  
please contact the sole agent:**

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