TO LET
RETAIL

Jessop & co



3 Leyton Green, Harpenden, AL5 2TE

- Affluent commuter town
- Prominent retailing location
- Substantial passing trade
- Return frontage
- Suitable for a variety of uses

65 High Street, Harpenden, AL5 2SL

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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 the corner of Leyton Green and Leyton Road, just off the High Street, and benefits from substantial passing trade as Leyton Green forms a pedestrian thoroughfare linking High Street with Leyton Road.

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

DESCRIPTION

3 Leyton Green comprises a ground floor retail unit accessed from Leyton Green but with a return frontage to Leyton Road. he property is located in a conservation area. The property would suit a variety of alternative uses.

FLOOR AREA

The subject premises has the following net internal floor area:

Ground Floor Area: **474 sq ft (44 sq m)**

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

RATING

The property has an RV of £31,250.

Please note this is not the amount of business rates payable.

EPC

B (37).



RENT

£35,000 per annum.

TERMS

The property is available to let on a new full repairing & insuring lease.

A rent deposit will be required.

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:

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

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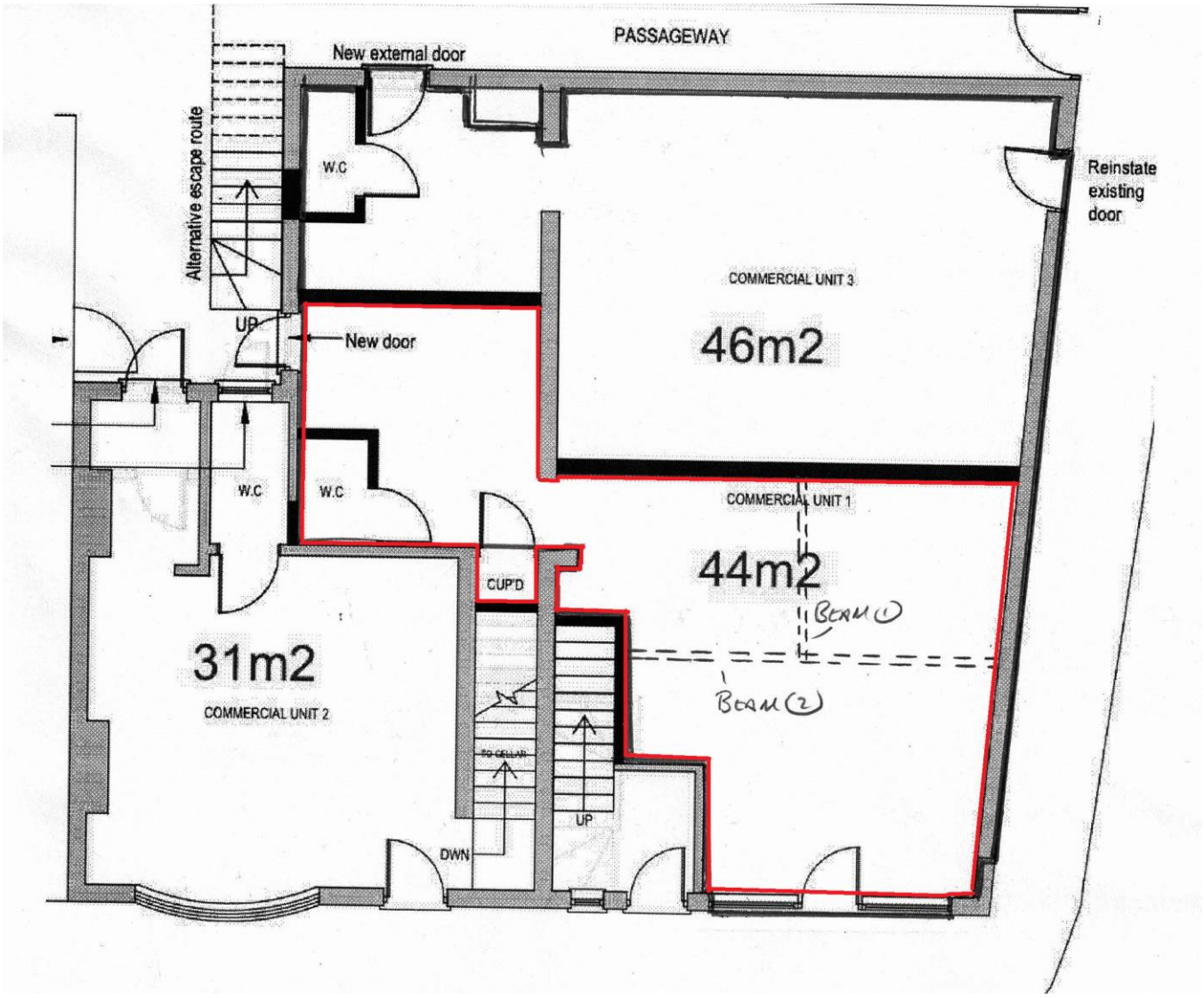


50 metres

Experian Goad Plan Created: 08/01/2025
Created By: Jessop and Co

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PASSAGEWAY
New external door
Alternative escape route
W.C
Reinstate existing door
COMMERCIAL UNIT 3
46m2
UP
New door
W.C
W.C
COMMERCIAL UNIT 1
44m2
CUP'D
BEAM (1)
BEAM (2)
31m2
COMMERCIAL UNIT 2
TO CELLAR
UP
DWN