TO LET
RETAIL

Jessop & co



14 Leyton Road, Harpenden, AL5 2TQ

- Affluent commuter town
- Prominent retailing location
- Retail unit of 635 sq ft (58.97 sq m)
- Substantial passing trade
- 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 5 miles north of St Albans.

Major retailers in the town include Waitrose, Sainsburys Marks & Spencer, Boots and TG Jones 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

14 Leyton Road comprises an attractive double fronted 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: 635 sq ft (58.97 sq m)

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

RATING

The property has an RV of £32,000.

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

EPC

D (96).

RENT

£39,500 per annum.

TERMS

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

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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