

FOR SALE/TO LET
RETAIL

 **GRAHAM
SIBBALD**



2 Vaughan Road, Harpenden,
Hertfordshire, AL5 4ED

- Flexible ground and first floor retail accommodation.
- Prominent glazed frontage with display potential.
- Suitable for a range of Class E uses.
- Currently undergoing refurbishment

LOCATION

2 Vaughan Road occupies a prominent retail position off the High Street in Harpenden, Hertfordshire near the crossing with Bowers Parade. On-street parking is available in the vicinity, and additional public parking is provided within Harpenden town centre. The property sees good pedestrian traffic throughout the day, as well as good visibility for passing trade.

Harpenden is widely regarded as one of the most attractive commuter towns in the area, known for a busy high street and good mix of independent retailers, boutiques, cafés, and national brands.



DESCRIPTION

The property comprises a semi-detached, two-storey retail unit. The accommodation provides flexible retail space across ground and first floors, with predominantly open-plan sales areas, staff facilities, WC accommodation, and additional loft storage. The layout is suitable for a variety of Class E uses.

Externally, the property benefits from a prominent glazed frontage, providing excellent natural light and strong display opportunities, with access via a recessed entrance door.

The unit is currently undergoing refurbishment works.

ACCOMMODATION

Ground	494 Sq Ft	45.89 Sq M
First	464 Sq Ft	43.11 Sq M
Total	958 Sq Ft	89.00 Sq M

RATEABLE VALUE

From online enquiries the rateable value is £29,500 with rates payable in the region of £11,269 per annum

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

D-76

TENURE

The premises are available to let on standard FRI terms.

The premises are also available to purchase freehold.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

PRICE

Offers in the region of £495,000.

QUOTING RENT

£34,000 per annum

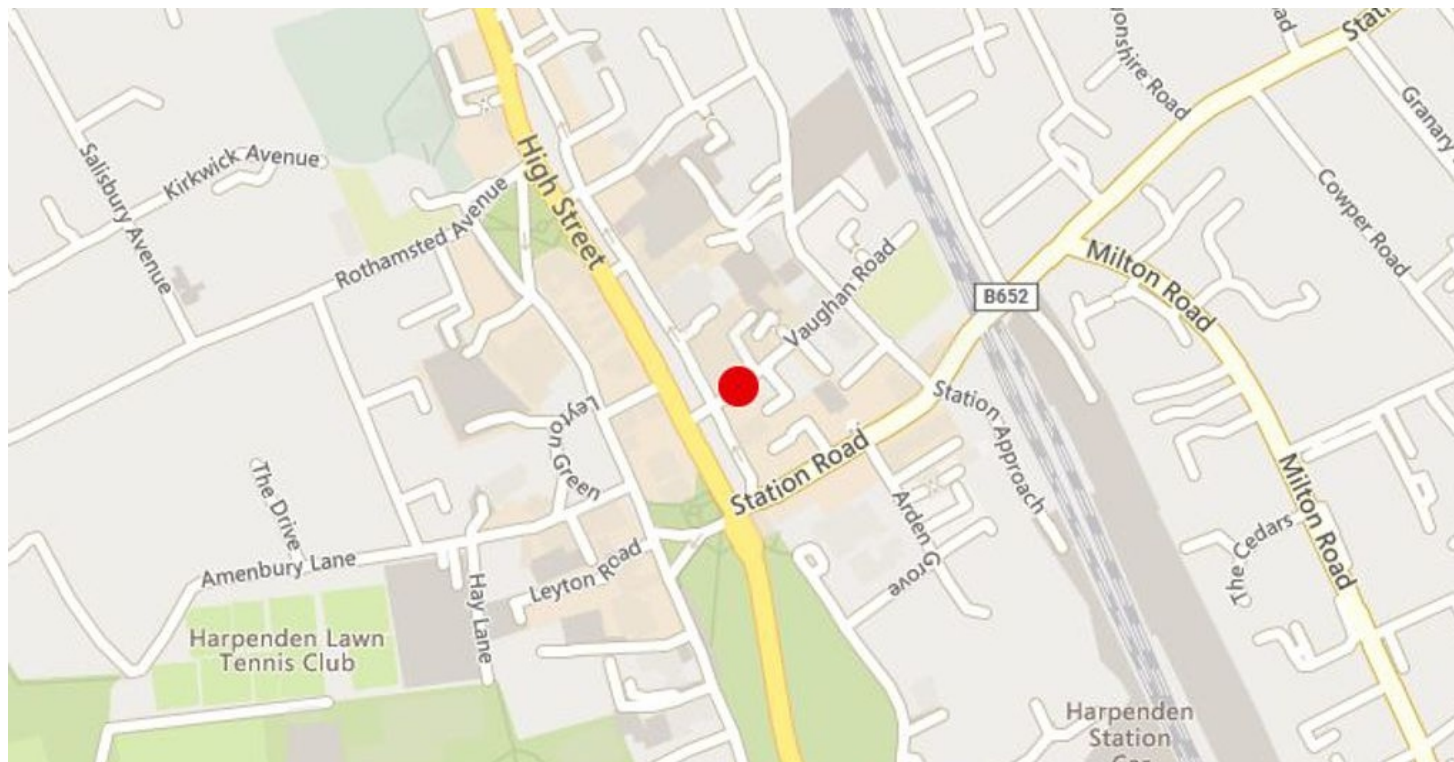
To arrange a viewing please contact:



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