

TO LET  
TAKE AWAY

 **GRAHAM  
SIBBALD**



96 High Street, Harpenden,  
Hertfordshire, AL5 2SP

- A5- Takeaway use
- Two bedroom flat above
- Self contained ground floor retail unit
- Prominent high street road position

## LOCATION

Harpenden is a vibrant market town with a resident population of nearly 30,000, located approximately four miles north of St Albans. The property occupies a prominent position on the western side of the High Street, in a bustling retail area home to a mix of national chains and independent retailers.

This side of the High Street enjoys strong pedestrian footfall, particularly from nearby residential neighbourhoods to the north of the town.



## DESCRIPTION

This self-contained takeaway restaurant on the ground floor, in need of refitting, with a two bedroom flat. It is positioned within a busy town centre retail parade. The ground floor features an fitted takeaway with counters and cooking equipment. Upstairs flat comprises of two bedrooms, lounge and bathroom, for the occupiers of the takeaway shop. The flat could be made to be self contained. There is an external shed store and small yard to the rear.

The property benefits from gas and electric throughout and traditional timber and plate glass frontage. Convenient parking options include nearby public car parks and short-term on street spaces for customer use.

## ACCOMMODATION

Ground Floor	341 Sq Ft	31.68 Sq M
First floor flat	475 Sq Ft	44.13 Sq M
Total	341 Sq Ft	31.68 Sq M

## RATEABLE VALUE

From verbal enquiries, we understand the current rateable value is £13,250 with rates payable in the order of £2,754.90 per annum.

## PLANNING

A5- Takeaway

## VAT

This property is subject to VAT.

## ENERGY PERFORMANCE CERTIFICATE

Awaited- to be done after refurbishment

## QUOTING RENT

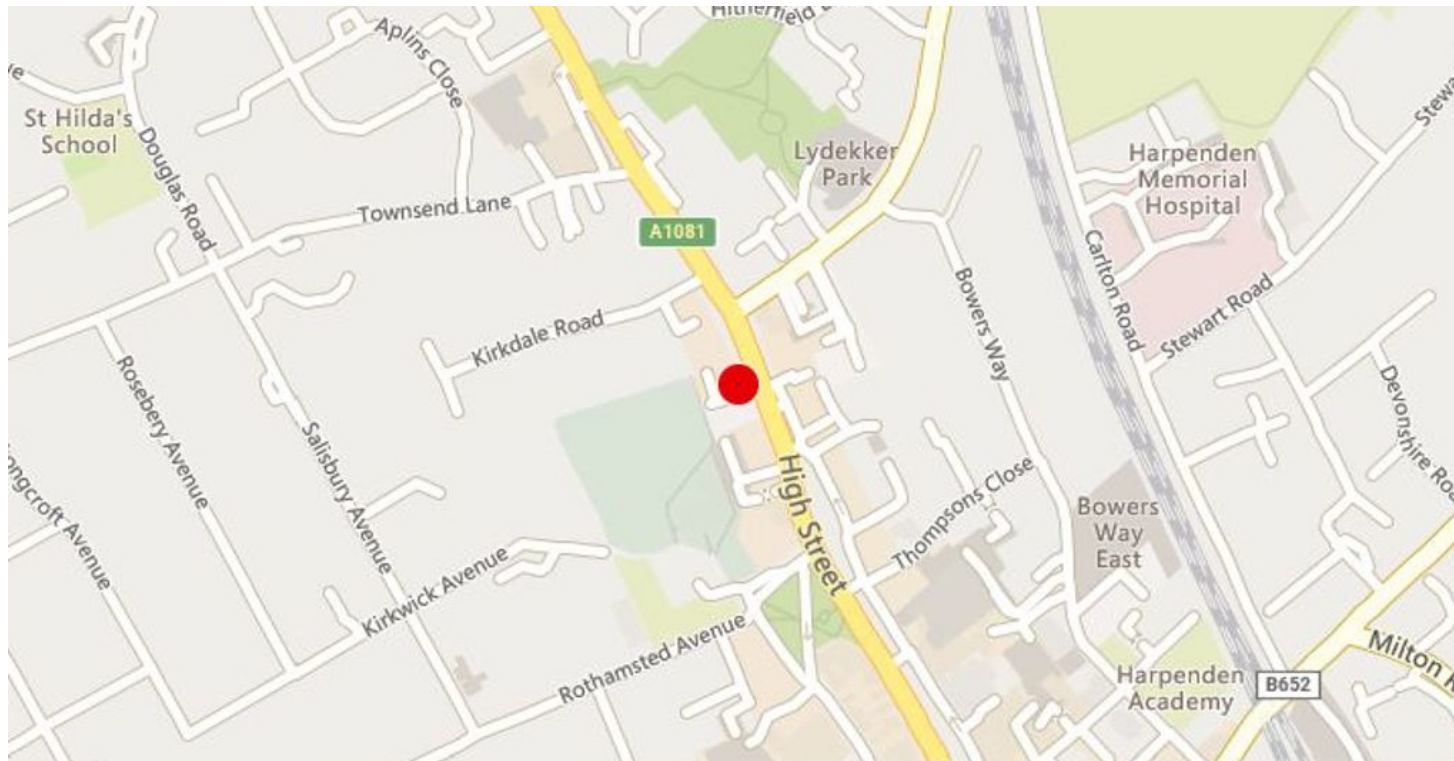
£39,500 Per Annum

## TENURE

Available by way of a new full repairing and insuring lease.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.



To arrange a viewing please contact:



**CONNOR HARRINGTON**  
Commercial Surveyor  
connor.harrington@g-s.co.uk  
01442 220800



**ALEX STRAZZA**  
Property Agent  
alex.strazza@g-s.co.uk  
01727 843232

### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.