

TO LET RETAIL

Jessop &co



20 Station Road, Harpenden, AL5 4SE

- Busy retail location
- Close to Harpenden Station
- Ground floor of 957 sq ft (88.92 sq m)
- Suitable for a variety of uses
- Car parking to the rear

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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.

SITUATION

The property is located on the north side of Station Road occupying a prominent location opposite its junction with Arden Grove and 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 on-street car parking along Station Road whilst numerous pay & display car park are close by.

DESCRIPTION

The property comprises a ground floor retail unit having the benefit of basement storage accommodation.

The ground floor retail accommodation would suit a variety of uses including retail, offices and health & beauty.

To the rear of the property is car parking for up to 3 vehicles.

FLOOR AREA

The property has the following dimensions & floor areas:

Internal Width:	14ft 0ins (4.26m)
Shop Depth:	63ft 10ins (19.45m)

Ground Floor Area:	957 sq ft (88.92 sq m)
Basement Floor Area:	179 sq ft (16.63 sq m)

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

RATING

The property has a Rateable Value of £22,000.

Please note this is not the amount of rates payable.



EPC

The property has an EPC rating of D (97).

A copy of the certificate is available upon request.

RENT

The premises are available at a commencing rent of £39,500 per annum.

TERMS

The property is available to let on a new full repairing & insuring lease. A service charge will be payable.

A rent deposit equivalent to six months rent will be required.

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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