Stimpsons



Self Contained Retail Unit

14 Station Road

Harpenden, AL5 4SE

Retail

TO LET

689 sq ft

(64.01 sq m)

- Prominent High Street location
- Close to station and main thoroughfare
- Affluent town with established night time economy
- On site parking for tenant's use
- Substantial basement area

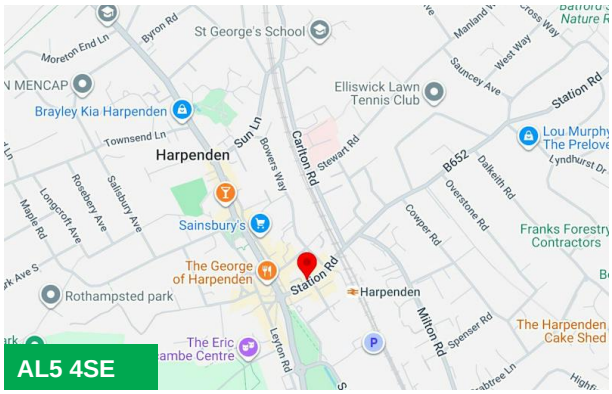
14 Station Road, Harpenden, AL5 4SE

Summary

Available Size	689 sq ft
Rent	£32,550 per annum
Rates Payable	£12,599.75 per annum
Rateable Value	£25,250
VAT	To be confirmed
EPC Rating	B (49)







Description

The property comprises a ground floor lock up shop unit with the benefit of one parking space in the estate car park for the benefit of the tenant's use.

The shop has a glazed frontage, main retail area, office/stores plus kitchenette, WC and a basement storage area.

In addition there is a substantial basement that stretches underneath the adjoining unit.

Location

The unit is prominently located on the north side of Station Road close to the station and only 100 metres from the prime retail parade of the High Street.

Adjoining occupiers comprise a variety of different uses and Station Road benefits from a bustling night time economy.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - 14 Station Road	689	64.01
Total	**689**	**64.01**

Viewings

Strictly by appointment via sole agent.

Terms

The property is available by way of a new lease for a term to be agreed with the ingoing tenant.

Viewing & Further Information

Graham Payne

07801 098096

graham.payne@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park, Watford, WD18 8YH

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