PRIME LOCATION | TO LET ON NEW LEASE

1 HIGH STREET HARPENDEN AL5 2RT

bf.
brasier freeth



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AL5 2RT

Retail Opportunity
TO LET

KEY DETAILS

- Affluent commuter town
- Prime corner location
- Substantial passing traffic & footfall
- Extensive return frontage
- Suitable for a variety of uses

LOCATION

Harpenden is a prosperous town 25 miles to the North West of London in Hertfordshire, with a resident population of close to 30,000. Over 50% are within the sector of Wealthy Achievers, Suburban Area, compared to 15% in the UK.

Harpenden has excellent communications, situated 3 miles east of the M1 motorway, which in turn links to the M25. London Thameslink is a line on the South East commuter network providing direct journeys into London St Pancras, with 7 trains per hour.

Major retailers in town include Waitrose, Marks & Spencer, Cotswold, Sainsburys, Waterstones, Boots and a wealth of quality independent retailers and restaurateurs.

TRANSPORT

⇄ Harpenden Station – 2 mins walk



1 HIGH STREET HARPENDEN

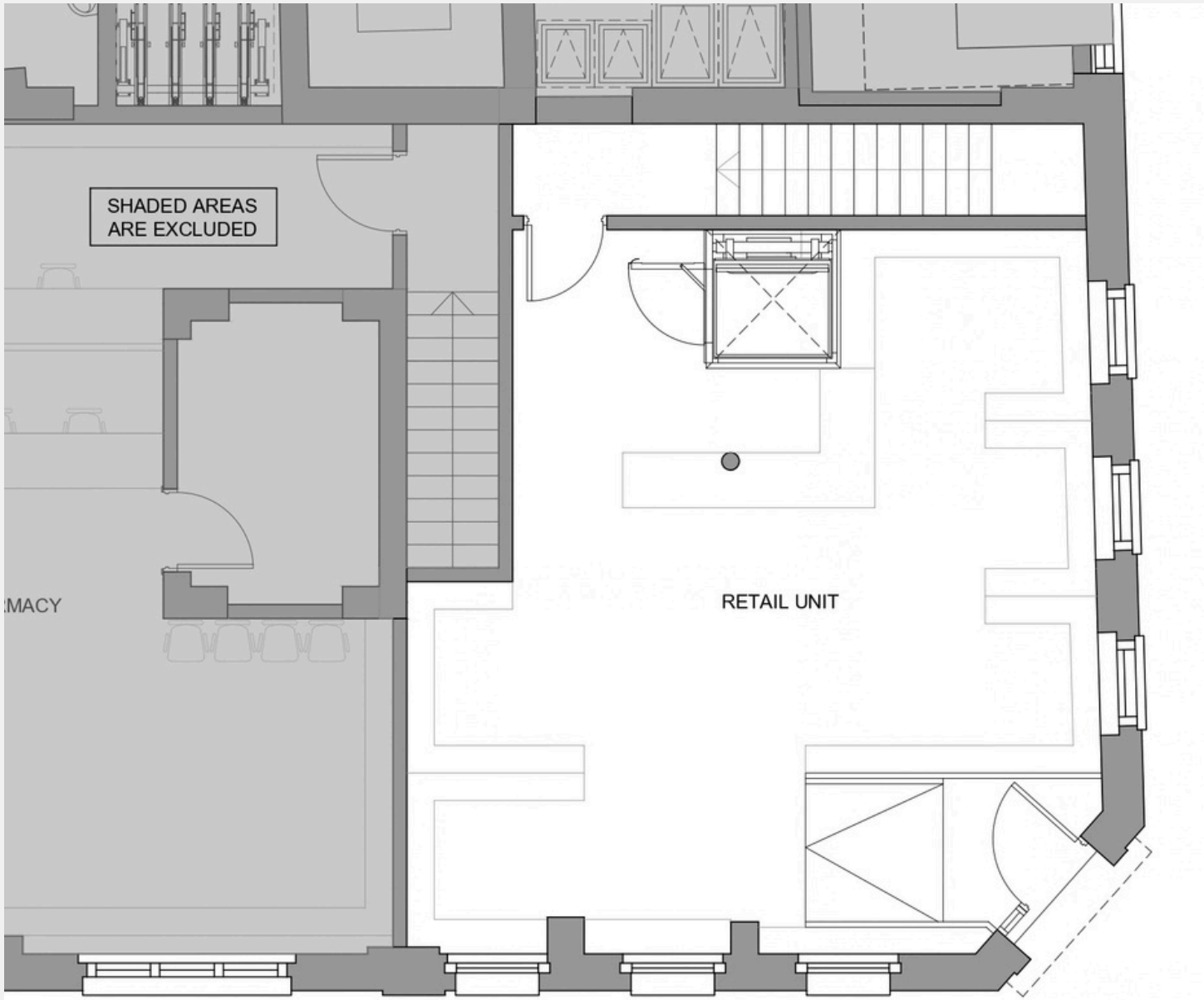
AL5 2RT

DESCRIPTION

The new premises occupy a highly prominent position on the corner of High Street and Station Road, which links directly to Harpenden Train Station.

Formerly a bank building, the premises have been split to create 2 units, in accordance with the attached plan. One of the units is already occupied by Manor Pharmacy, the remaining space retains the prominent corner location.

The upper floors are being converted to residential. Other nearby retailers include Gails, Harris + Hoole, Pizza Express, Caffe Nero, Mint Velvet and Costa Coffee.



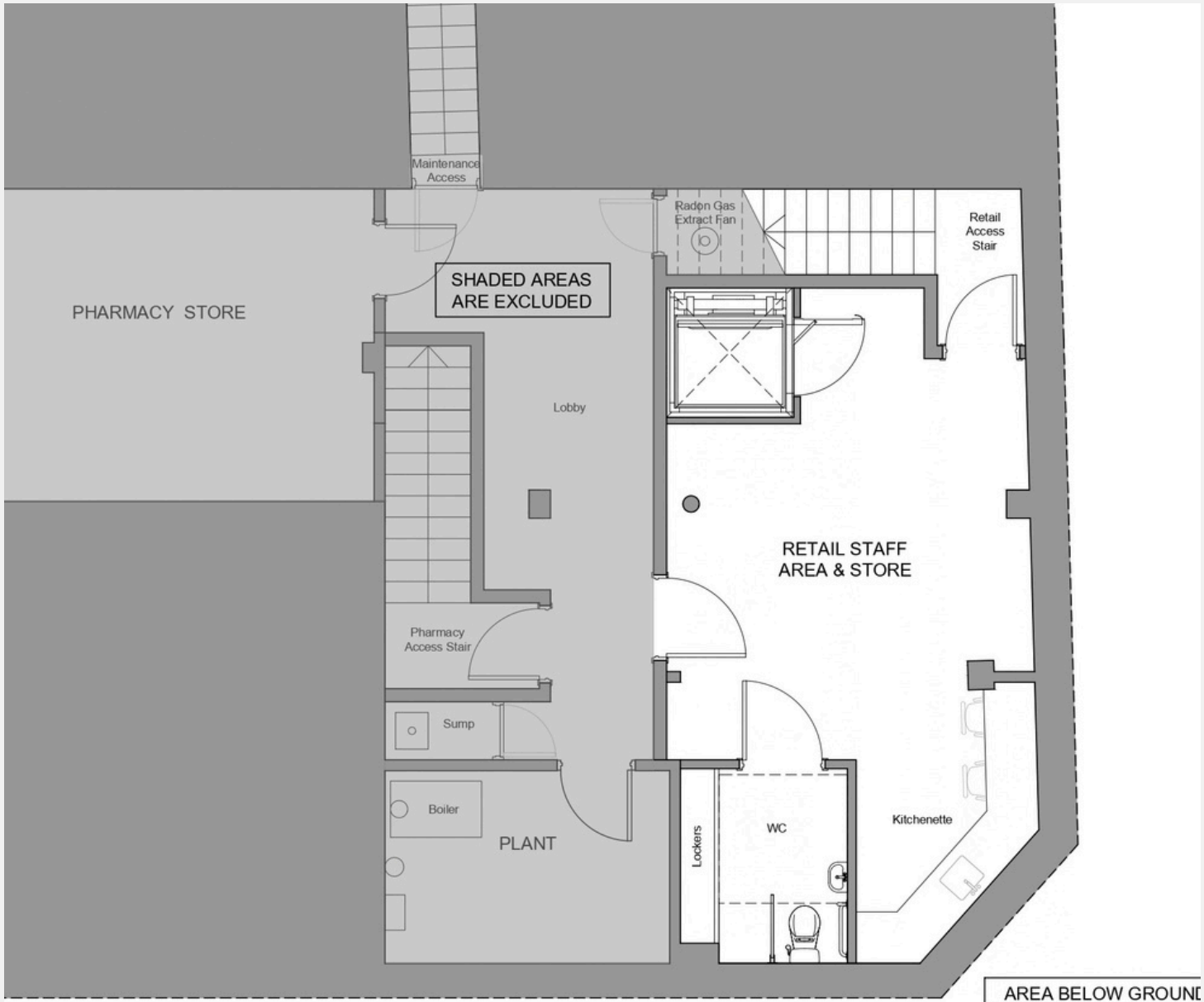
Ground Floor Plan

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ACCOMMODATION

The property has the following approximate dimensions and floor areas:

Internal Width	7.75 m	25 ft 3 ins
Shop Depth	7.62 m	25 ft
Ground Floor	48.68 Sq.m	524 Sq.ft
Basement Storage/Staff	14.02 Sq.m	151 Sq.ft



Basement Plan

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LEASE

The premises are available by way of a new lease for a term of years to be agreed, incorporating upward only rent reviews at the end of every 5th year.

RENT

£45,000 per annum exclusive of rates, service charge and other outgoings.

EPC

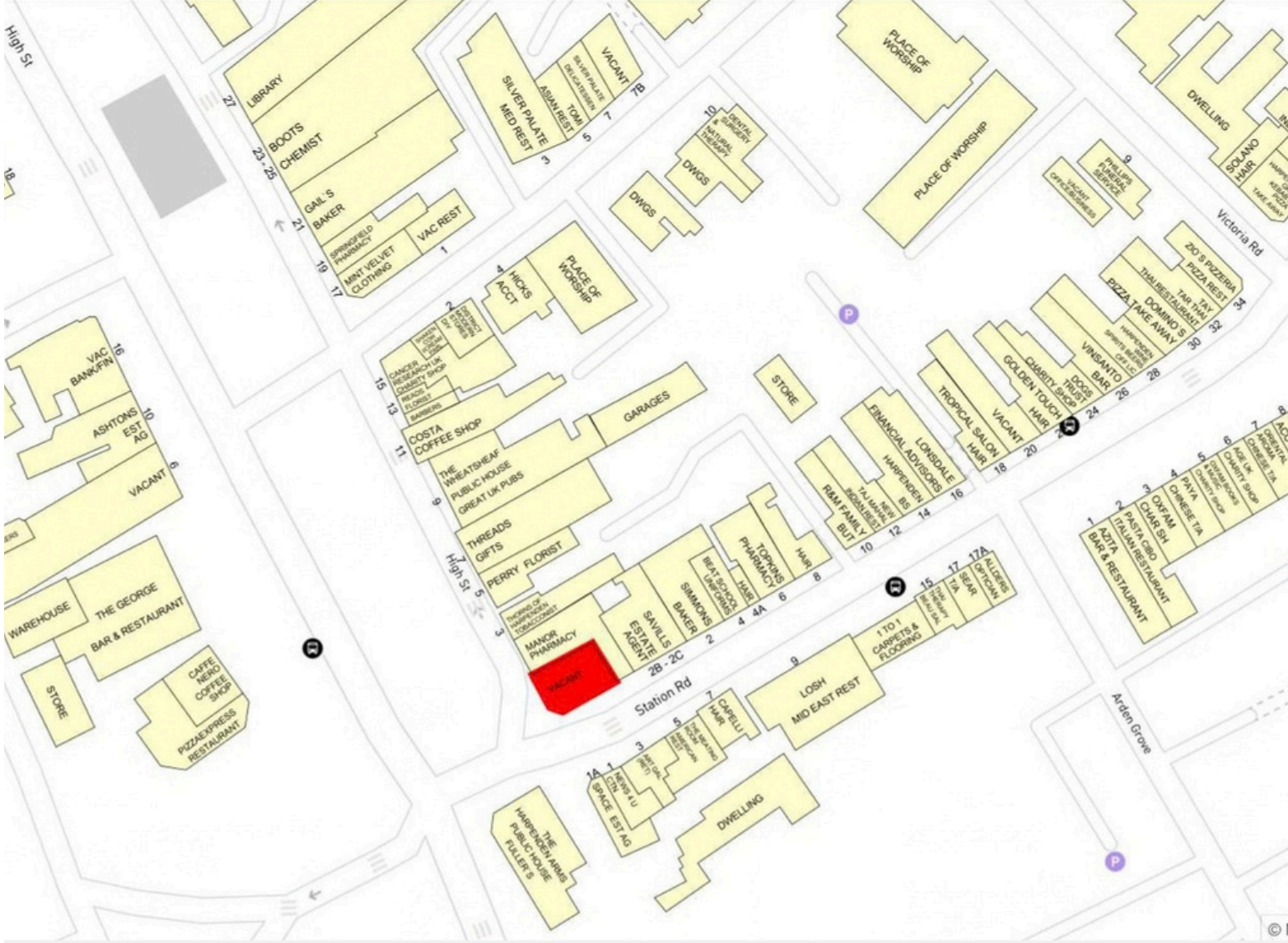
An EPC has been commissioned and is awaited.

RATES

The premises are to be reassessed for rates, following the subdivision of the premises.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



Damian Sumner

07974 085738

damian.sumner@brasierfreeth.com

Mark Poyner

07803 234866

mark.poyner@brasierfreeth.com

Brasier Freeth

enquiries@brasierfreeth.com

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