

6 HIGH STREET | HARPENDEN | AL5 2TB



PRIME FREEHOLD OPPORTUNITY WITH VACANT POSSESSION

OPPORTUNITY

- Freehold opportunity
- Potential redevelopment/part residential conversion options
- Commercial space comprising 6,582 Sq.ft (611.48 Sq.m)
- Dual frontage to High Street and Leyton Road
- Suitable for a wide range of occupiers
- Sold with Vacant possession

IN EXCESS OF

£2,000,000

We are instructed to seek offers, subject to contract, **IN EXCESS OF £2,000,000 (Two Million Pounds)** exclusive for the benefit of the freehold interest.



LOCATION

Harpenden is an affluent, attractive commuter town in the county of Hertfordshire. It is situated some 30 miles north of Central London, some 5 miles north of St Albans. It benefits from excellent communications being close to the M1 motorway and has direct train services into London St Pancras.

The core population of Harpenden is 30,674 (2021 Census) and is considered to be one of the wealthiest towns in Hertfordshire. Major retailers in Harpenden include Waitrose, M&S Foodhall, Sainsbury's, Boots, WHSmith as well as Specsavers, Space NK, Costa, Gail's Bakery, Mountain Warehouse and Majestic Wine amongst other national brands. There are also many independent retailers which add to the overall tenant mix.

SITUATION

The subject property is located in a prime position on the western side of the High Street, adjacent to Ashtons estate agents and next to The George bar/restaurant.

It is a highly prominent unit which has building frontages onto both the High Street and Leyton Road along with the benefit of a side alleyway which links the two. Other notable trading occupiers nearby include Pizza Express, Caffé Nero and Nationwide.



DESCRIPTION

The property was previously occupied by M&Co and is fitted as a retail unit.

It comprises a commercial unit providing ground floor retail with first/second floor ancillary space. There is a bespoke loading area off Leyton Road. The first floor level was historically used for retail sales and the existing configuration can easily be altered, subject to the usual consents.

Floor plans are available.

ACCOMMODATION

The property provides the following approximate floor areas:-

	Area (Sq.ft)	Area (Sq.m)
Ground Floor Retail	2,929	272.11
Ground Floor Loading Area	318	29.53
First Floor Ancillary	2,702	251.02
Second Floor Ancillary	633	58.81
Total	6,582	611.48

BUSINESS RATES

The property has a current Rateable Value of £104,000 (effective from 1 April 2023).

EPC

E-112.

This EPC rating expires 5 November 2030.



TENURE

The property is held freehold.

PROPOSAL

We are instructed to seek offers, subject to contract, in excess of **£2,000,000** (Two Million Pounds) exclusive for the benefit of the freehold interest.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, proof of identification, address, source of funds and all relevant information will be required should terms be agreed.

VAT

VAT status to be confirmed

OCTOBER 2024

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:- • Corporate structure and ownership details • Identification and verification of ultimate beneficial owners • Satisfactory proof of the source of funds for the Buyers/Funders/Lessee Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



FURTHER INFORMATION

Mark Poyner
mark.poyner@brasierfreeth.com
07803 234866

Damian Sumner
damian.sumner@brasierfreeth.com
07974 085738

Ollie Elderfield
ollie.elderfield@brasierfreeth.com
07548 098881



50 metres

Experian Goad Plan Created: 30/09/2024
Created By: Brasier Freeth

