

**ABERDEEN HOUSE**

**14 TO 18 STATION ROAD, HARPENDEN, AL5 4SE**

**JULY 2025**

<b>ADDRESS</b>	<b>TENANT/ OCCUPIER/ OWNER</b>	<b>SIZE (Sq Ft)</b>	<b>TENURE</b>	<b>PASSING RENT/ ERV</b>	<b>COMMENT</b>
<b>COMMERCIAL</b>					
Ground Floor 14 Station Road	Vacant	689  (ITZA 434 sq ft)	HBS will vacate prior to completion of sale	£28,710	Ground floor lock up shop with parking.
Ground Floor 16 Station Road	Mark Lawrence Investments Ltd trading as Lonsdale Wealth Management	1,146  (ITZA 623 sq ft)	10 year lease from 1 <sup>st</sup> June 2025, subject to tenant only option to break at the 5 <sup>th</sup> anniversary.	£28,000	Ground floor lock up shop with parking.  New lease for a term of 10 years from 3/6/2025. Tenant only option to break at 5 <sup>th</sup> anniversary.
Ground Floor 18 Station Road	Claire Middleton	760	999 year lease	Peppercorn	Ground floor lock up shop sold by way of a 999 year lease commencing 4 <sup>th</sup> November 1992.  1 parking space

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<b>RESIDENTIAL</b>					
First Floor 14a Station Road	Purvesh Bhaskar Bharadwaj	607	AST for a term of 24 months from 21/5/25 to 20/5/27 with mutual option to break on any date after 20/5/26	£14,400	1 bed flat with separate bathroom and combined kitchen living area.  Deposit held of £1,200.
First Floor 14b Station Road	Tania Mendez Jesus and Ryan King	459	AST for a term of 24 months from 12/7/25 to 11/7/27.	£12,600	1 bed flat with bathroom and WC. Large sitting/dining room/kitchen.  Tenant has been in occupation since 2020.  Lease expires 11 <sup>th</sup> July 2025.  Deposit held of £1,038.46

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<b>RESIDENTIAL</b>					
First Floor 16a Station Road	Joanne Baty and Paul Randell	1,210	AST for a term of 12 months expiring 3/11/25. 2 months mutual break notice to expire any date after 3/1/25	£17,400	Two bed flat with large kitchen/ reception room. Bathroom and WC and further WC facilities.  Tenants have been in occupation since 2020.  Current term expires 1 <sup>st</sup> October 2024.  Deposit held of £1,500.
First Floor 18a Station Road	Hugh and Lisa Lyons- Montgomery		999 year lease	Peppercorn	Lease commenced 4 <sup>th</sup> November 1992.  1 space in car park at rear of property.
<b>TOTAL ANNUAL INCOME:</b>				<b>ERV £101,110 per annum exclusive</b>	