

PRIME SHOP - TO LET

6 HIGH STREET HARPENDEN AL5 2TB

bf
brasier freeth



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Retail Opportunity
TO LET

LOCATION

Harpenden is an attractive, affluent market town within the county of Hertfordshire. It is situated some 30 miles north of Central London and benefits from excellent commuter links by both the road and rail network.

SITUATION

The subject building is located in a prime position on the western side of the High Street, adjacent to Ashtons estate agents, close to the newly opened Cotswold Company store.

Other nearby occupiers include Pizza Express, Nationwide, Harris + Hoole and Caffè Nero.

DESCRIPTION

The property demise is arranged over ground floor only.

The landlord is planning to redevelop the upper parts into residential apartments with access being provided by two side entrances. The ground floor will provide an open plan sales area with frontage onto the High Street (as existing).

A separate, smaller unit will be created onto Leyton Road which can be combined subject to terms.

An indicative floor plan can be provided to interested parties.

Public car parks and street parking are both available.

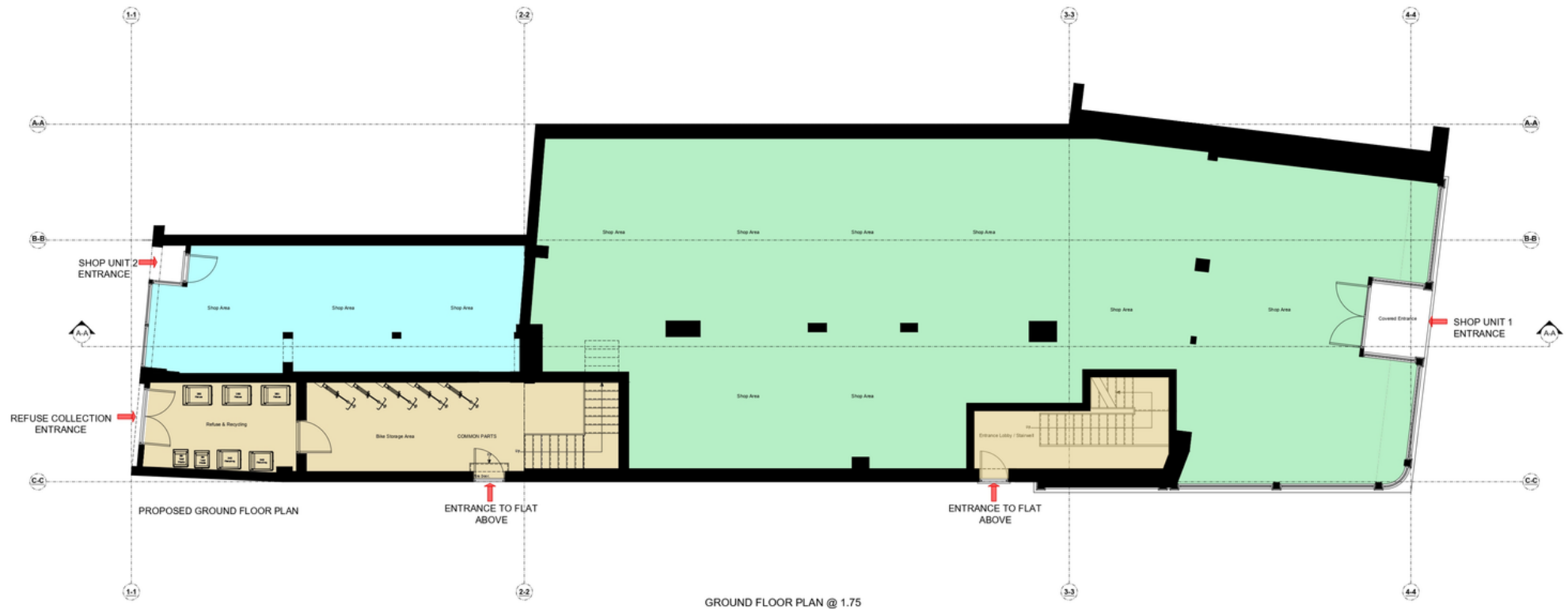


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ACCOMMODATION

The premises will comprise the following approximate gross internal floor areas:

Floor	Sq.m	Sq.ft
Ground Floor	225	2,427

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£100,000 per annum exclusive.

EPC

Further details available upon request.

BUSINESS RATES

The Rateable Value will have to be re-assessed.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

CONTACT

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