

RETAIL UNIT | TO LET | SUBJECT TO VACANT POSSESSION

46 HIGH STREET HARPENDEN AL5 2SX

bf
brasier freeth



46 HIGH STREET HARPENDEN

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Retail Opportunity
TO LET

KEY DETAILS

- Affluent commuter town
- Prime High Street location
- Prominent shopfront
- Crew Clothing & Harpenden Books (Waterstones) adjacent
- Part of The Harpenden Estate
- Suitable for a variety of uses

LOCATION

Harpenden is a prosperous town in Hertfordshire, some 25 miles to the Northwest of London, with a resident population of close to 30,000.

It 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 Southeast commuter network providing direct travel into London St Pancras.

Major retailers in Harpenden include Waitrose, Marks & Spencer, Sainsbury's, Majestic Wine, Boots, The Cotswold Company, Mountain Warehouse and Clarendon Fine Art.

There are several independent retailers along with many catering and restaurant outlets in the town centre, such as Gail's Bakery, Costa, Pizza Express, Per Tutti, Tabure, ZaZa and Giggling Squid.



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HARPENDEN ESTATE

The Harpenden Estate is in the heart of the town centre, occupying a prime island site between the High Street and Leyton Road. It comprises more than 30,000 sq ft, with 28 shops on the ground floor, together with offices and residential on the upper parts.

Recent lettings include Specsavers, Crew Clothing, Travelbag, The Harpenden Dentist and Unmatched.

The Estate is outlined in red on the attached Goad plan.

DESCRIPTION

The subject premises occupies a very prominent position on the western side of the High Street adjacent to Crew Clothing and Harpenden Books, opposite Sainsbury's.

Other nearby occupiers include Space NK, Specsavers, Nationwide and Harris & Hoole.

It is arranged over ground floor level only.

ACCOMMODATION

It provides the following net internal floor areas

Floor	Size Sq.m	Size Sq.ft
Ground Floor Retail	79.90	860
Ground Floor Store	16.25	175
TOTAL	96.15	1,025



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LEASE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£65,000 per annum exclusive.

SERVICE CHARGE

The annual service charge £5,265.96 plus VAT per annum (year starting 25th December 2025).

EPC

The current EPC is C 55 (expires September 2035).
Further details upon request.

RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £70,500.

For rates payable please refer to St Albans City and District Council - 01727 866100.

LEGAL COSTS

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



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