



Retail and Residential Investment Opportunity With Car Parking

14-18 Station Road

Harpenden, AL5 4SW

Investment, Residential, Retail

FOR SALE

4,871 sq ft

(452.53 sq m)

- Total current income £72,400 per annum
- Potential to increase to £101,110 per annum
- Net initial yield 5.5%
- Freehold investment

14-18 Station Road, Harpenden, AL5 4SW

Summary

Available Size	4,871 sq ft
Price	Offers in excess of £1,710,000
Business Rates	Upon Enquiry
VAT	To be confirmed
EPC Rating	Upon enquiry

Description

Two storey end of terrace premises divided into two retail units known as 14 and 16 Station Road together with a long leasehold property at 18 Station Road. There are 3 self contained flats known as 14a, 14b and 16b Station Road with a further long leasehold flat at 18b. Each property is let individually save for 14 High Street where the vendor will vacate prior to completion. The current total income is £72,400 per annum which will increase to £101,110 per annum on the letting of 14 High Street. The retail unit and the flat at 18 and 18a have been let on a long leasehold producing a peppercorn rent.

Location

Northern side of Station Road approximately 100 metres (0.6 miles) east of its junction with the High Street (A108) in the centre of the town of Harpenden.

Accommodation

The accommodation comprises the following areas:

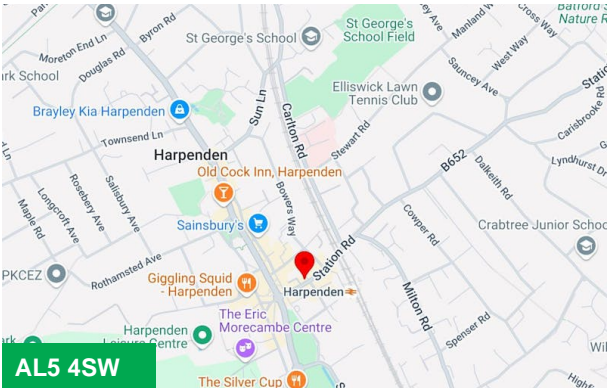
Name	sq ft	sq m
Ground - 14 Station Road	689	64.01
Ground - 16 Station Road	1,146	106.47
Ground - 18 Station Road	760	70.61
1st - 14a Station Road	607	56.39
1st - 14b Station Road	459	42.64
1st - 16a Station Road	1,210	112.41
Total	4,871	452.53

Viewings

Strictly by appointment via sole agent.

Tenancy Schedule

- Ground Floor 14 Station Road ERV: £28,710 - vacant
- Ground Floor 16 Station Road Rent: £28,000
- Ground Floor 18 Station Road Rent: peppercorn - sold by way of 999 year lease
- First Floor 14a Station Road Rent: £14,400 per annum
- First Floor 14b Station Road Rent: £12,600 per annum
- First Floor 16a Station Road Rent: £17,400 per annum
- First Floor 18a Station Road Rent: peppercorn - sold by way of 999 year lease



Viewing & Further Information

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