

TO LET – PROMINENT RETAIL UNIT



13 Church Green, Harpenden, Hertfordshire, AL5 2TW

765 Sq. Ft (71.07 Sq. M)

£52,500 per annum exclusive

- Prominent retail position in the centre of Harpenden
- Presented in excellent condition
- Double-width shop front with return frontage
- Neighbouring retailers including Marks & Spencer and Waitrose
- On street parking to the front of the parade

Location:

Situated within a popular retail parade on Church Green in the very affluent area of Harpenden. The unit neighbours a number of quality occupiers including Marks & Spencer (two units down) and Waitrose as well as a mix of independent retailers. Harpenden benefits from excellent transport and road links to local and wider areas. Harpenden train station (0.4 miles) provides a Thameslink service to London in >30 minutes. A1081 (Luton Road) which provides access to the M1 (junction 9 & 10) (4 miles) and St Albans (4.8 miles).

Description:

Comprising a prominently positioned end of terraced retail unit in the heart of Harpenden town centre. The property benefits from a double width fully glazed shop front overlooking Church Green with a return frontage to Rothamstead Avenue. Internally the unit presents in excellent condition commensurate with its current use as an art gallery and benefits from recessed spot lighting and air conditioning/heating, security alarm system, ancillary storage, kitchen and W/C to the rear elevation.

Terms:

Available on a new FRI lease for a term to be agreed at a rent of £52,500 per annum exclusive.

VAT:

The property is currently elected for VAT and therefore, payable on the rent.

EPC:

C-56

Service Charge:

There is a service charge payable for the repair and maintenance of the common parts. Current charge for year 2024/25 is **£1,280**

Accommodation:

The property has been measured on a net internal basis in accordance with the RICS property Measurements Standard 2nd Edition.

Accommodation	Sq. Ft	Sq .M
Ground floor retail unit	765	71.07

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates:

From enquiries, we understand the ratable value as of 1st April 2023 £36,750 giving a rates payable in the order of **£18,400**.

Interested parties are urged to contact the Local Authority for further information.

Viewings:

For viewings and further information please contact:

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