

## Office/Retail/Residential Investment



**65-67 High Street, Harpenden, Herts, AL5 2SL**

# FOR SALE

**Price On Application**

### Town Centre Mixed Use Building

- Mixed use investment property
- Attractive character Grade II listed front building
- Situated in Harpenden Town centre
- Prominent High Street location
- Front two storey office & retail premises
- 7 Flats in rear two storey building currently let on short term corporate lets
- 5-7 Parking spaces to the rear

## Location

Situated prominently on High Street, close to its junction with Sun Lane within Harpenden Town Centre. The surrounding occupiers comprise a mixture of offices, retail and restaurant operators. Harpenden mainline train station is within ¼ mile of the property providing a fast and frequent service into St Pancras (25 mins).

## Description

Comprises an attractive Grade II Listed two storey front building currently occupied as a café together with offices (9 rooms) which are let out as serviced suites. There is a two storey (plus attic room) building to the rear constructed in the 1990's which provides 7 flats, some of which have courtyard gardens. The rear building is accessed from a driveway off of Sun Street.

To the rear there is parking for approximately 5-7 cars.

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Commercial Accommodation (NIA)	Sq. M	Sq. Ft
Ground Floor Reception	22.30 Sq. M	240 Sq. Ft
Ground Floor Suite 2	13.01 Sq. M	140 Sq. Ft
Ground Floor Suite 3	11.61 Sq. M	125 Sq. Ft
Ground Floor Suite 4	20.90 Sq. M	225 Sq. Ft
Ground Floor Cafe	16.72 Sq. M	180 Sq. Ft
First Floor Suite 5	16.72 Sq. M	180 Sq. Ft
First Floor Suite 6	12.08 Sq. M	130 Sq. Ft
First Floor Suite 7	13.01 Sq. M	140 Sq. Ft
First Floor Suite 8	17.65 Sq. M	190 Sq. Ft
First Floor Suite 9	16.72 Sq. M	180 Sq. Ft
<b>Total</b>	<b>160.72 Sq. M</b>	<b>1,730 Sq. Ft</b>

Residential Accommodation (GIA)	Sq. M	Sq. Ft
Ground Floor Flat 1 – 2 Bed	46.45 Sq. M	500 Sq. Ft
Ground Floor Flat 2 – 2 Bed	60.85 Sq. M	655 Sq. Ft
Ground Floor Flat 6 – 1 Bed	50.17 Sq. M	540 Sq. Ft
First Floor Flat 3 – 2 Bed	54.81 Sq. M	590 Sq. Ft
First Floor Flat 4	58.06 Sq. M	625 Sq. Ft
First Floor Flat 7	50.17 Sq. M	540 Sq. Ft
Second Floor Flat 5 - Studio	45.06 Sq. M	485 Sq. Ft
<b>Total</b>	<b>365.57 Sq. M</b>	<b>3,935 Sq. Ft</b>

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

## Tenancies

The front commercial parts are let out on Tenancy at Wills. The rents are inclusive of service charges, utilities and common part/external repairs but excluding business rates. Currently 6 of the 8 office rooms are occupied but when fully let, the total rental for this element would be £70,500 per annum. The Café is let to Brad & Dills on a tenancy at Will at an inclusive rent of £21,600 per annum. The total potential inclusive rental income for the commercial parts is £92,100 per annum.

The residential parts are currently let out as serviced apartments at £120 per night (Studio £95 per night). If they were let out on AST's then the likely rental income is circa £10,450 pcm / £125,400 per annum.

## Business Rates

Each office room is rated individually and qualifies for small business rates relief. Each flat is assessed separately for Council Tax.

## Plans

Plans available upon request.

## EPC

Available upon request

## Price

Available upon application

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Viewings

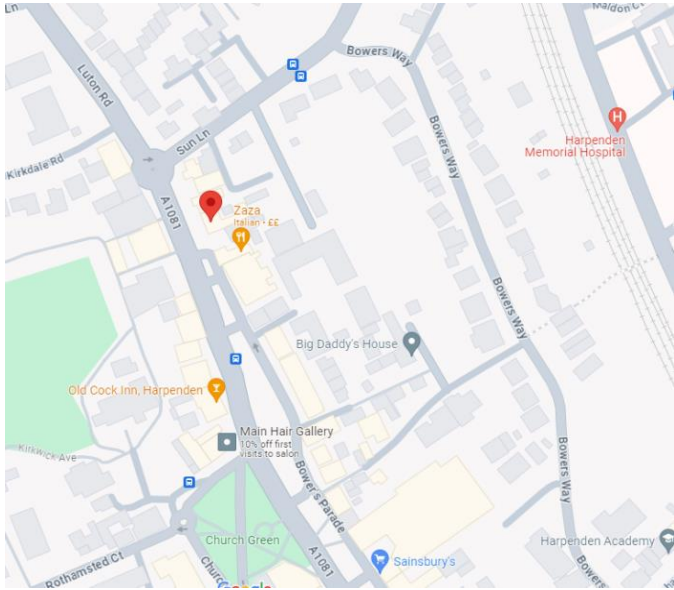
For viewings and further information please contact the sole agents:

**Matthew Bowen or Hugo Harding**  
01727 575445

matthew.bowen@kirkbydiamond.co.uk

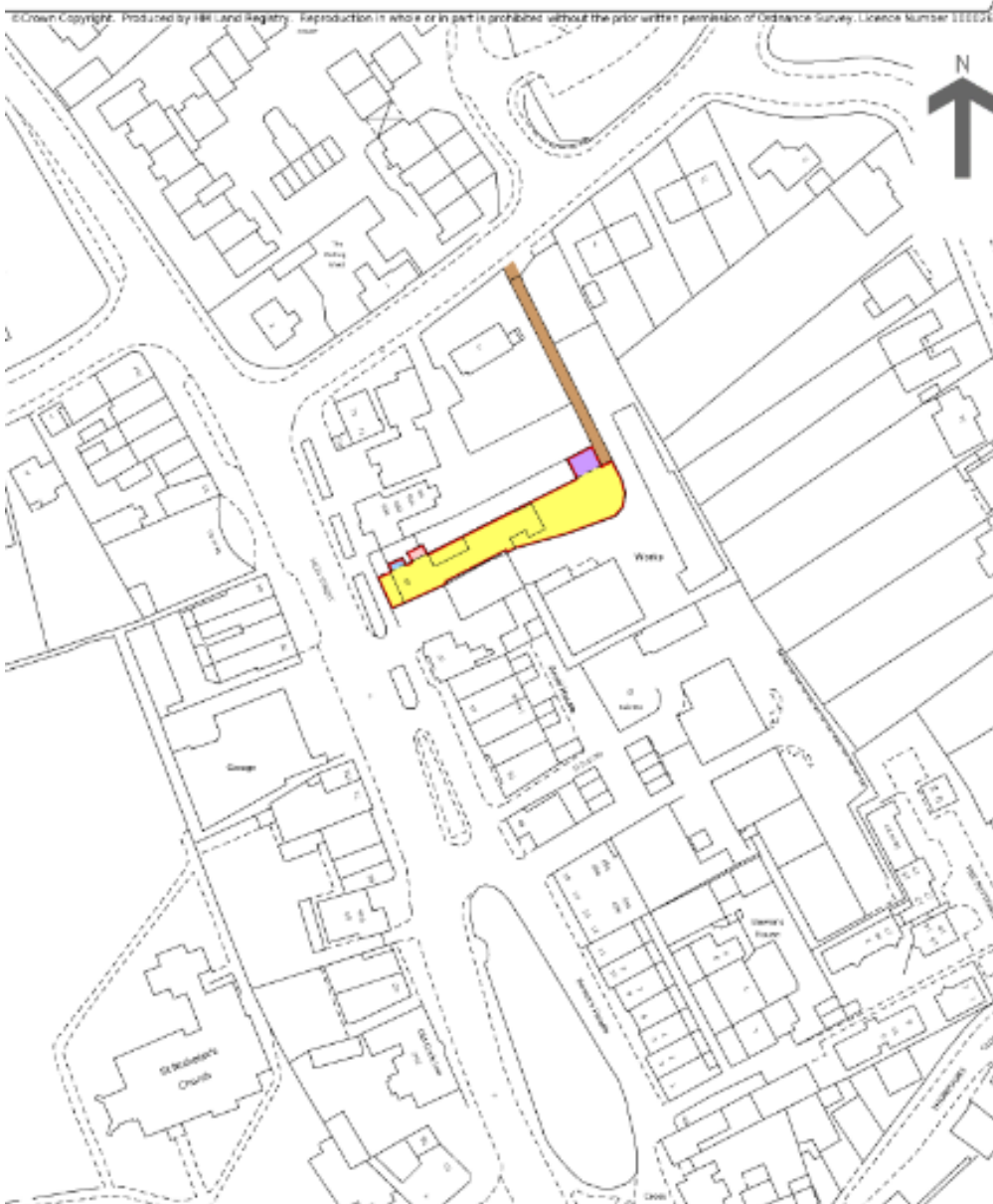
hugo.harding@kirkbydiamond.co.uk





HM Land Registry  
Official copy of  
title plan

Title number **HD444456**  
Ordnance Survey map reference **TL1314NW**  
Scale **1:1250**  
Administrative area **Hertfordshire : St Albans**



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