

FOR SALE

TOWN CENTRE MIXED USE BUILDING

16.44 ACRES (6.65 HA)

- Attractive character Grade II listed front building situated in Harpenden Town Centre
- 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



INVESTMENT OPPORTUNITY

65 & 67 High Street, Harpenden, Herts. AL5 2SL



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

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

 what3words

 dirt.healers.margin

 Google Maps

[Click here](#)



TERMS

The premises are to be sold on a freehold basis at offers in the region of £1,000,000 exclusive.

BUSINESS RATES

Available upon request

EPC

Available on request.

ACCOMODATION

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition. Areas quoted are approximate and should not be held as 100% accurate.

Commercial Accommodation (NIA)		
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
Total	160.72 SQ M	1,730 SQ FT

Residential Accommodation (GIA)		
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
Total	365.57 SQ M	3,935 SQ FT

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