

# TO LET

663 Sq Ft (61.59 Sq M)

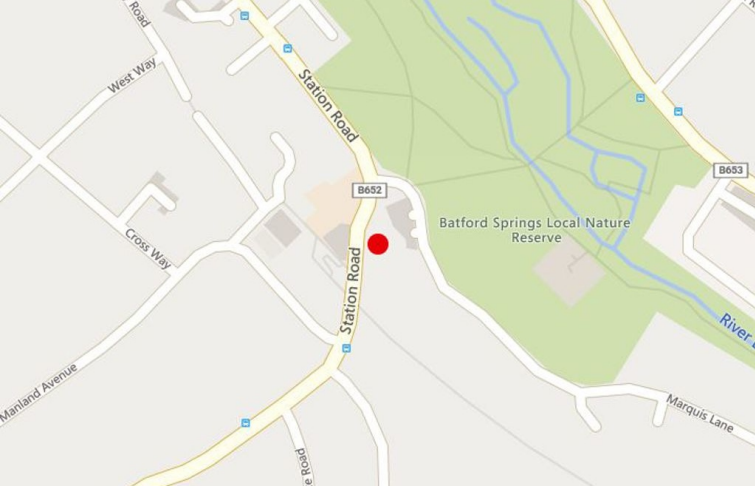
- › Ground floor lock up shop
- › Densely populated area
- › Car park to the rear
- › Suitable for a variety of uses within class E



103 Station Road  
Harpenden, AL5 4UJ

Contact: Hugo Harding or Matthew Bowen  
Tel: 01727 575 445  
eddisons.com





## Location

- Located at the bottom of Station Road in Harpenden close to its junction with Lower Luton Road
- Densely residential populated area
- There are a number of office and industrial buildings close by
- Car park at the rear of the property

 what3words

///chips.scary.gaps

 Google Maps

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## Description

- The property comprises a ground floor retail unit
- Predominantly open plan with kitchen & WC facilities to the rear
- The property benefits from a suspended ceiling with inset LED lighting
- Suitable for a variety of uses within class E

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £14,000 per annum. VAT is payable.

## Accommodation

Retail	37.81 SQ M	407 SQ FT
Store	23.78 SQ M	256 SQ FT
<b>Total</b>	<b>61.59 SQ M</b>	<b>663 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D - 91

**Business Rates:** The rateable value is £8,600. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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