



AITCHISON RAFFETY



- Town centre location on popular parade
- High footfall
- On street parking to the front
- Kitchenette and WC to the rear
- Rent £52,500 per annum
- Surrounding retailers include M&S Simply Food and Waitrose

Georgia Strazza
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01727 843232

13 Church Green, Harpenden, Hertfordshire, AL5 2TW

Town Centre Shop To Let

Approx. 841 Sq Ft (78.13 Sq M)

To Let

13 Church Green, Harpenden, Hertfordshire, AL5 2TW



Description

The property comprises an end of terraced, ground floor retail unit that is predominantly open plan with a WC and kitchenette to the rear. The property benefits from a large glass frontage and on street public parking to the front.

Location

The premises are located in the affluent town of Harpenden, situated on a popular parade of shops just off the high street next to M&S Simply Food. Surrounding retailers include Waitrose, The Pudding Shop and Chef Peking.

Floor Area

| | | |
|--------------|------------------|-------------------|
| Ground | 841 Sq Ft | 78.13 Sq M |
| Total | 841 Sq Ft | 78.13 Sq M |

Rent

£52,500 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £36,750 with rates payable in the order of £18,338 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

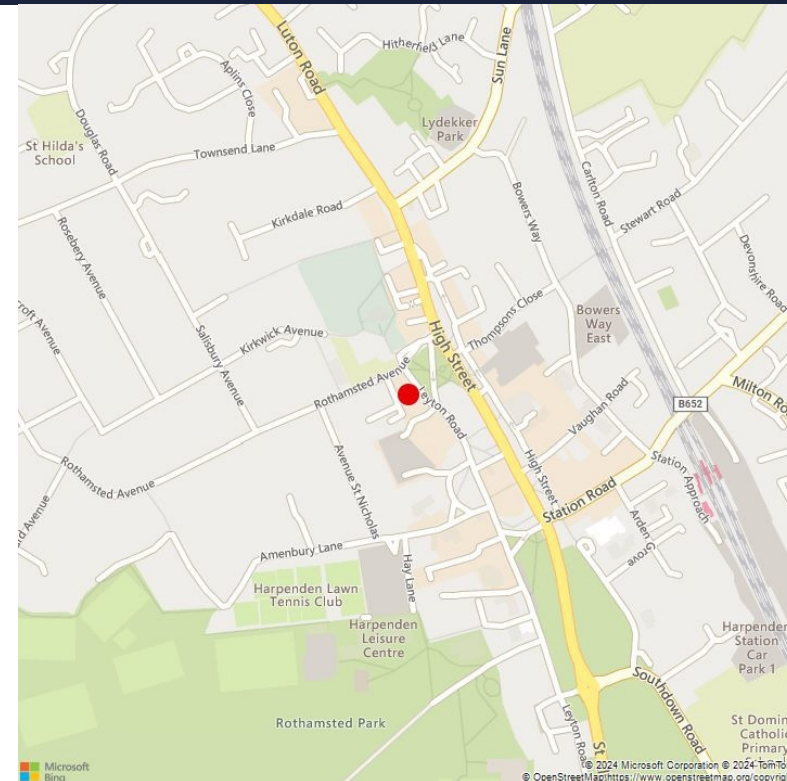
Band C (56)

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Legal Costs

Each party is to pay their own legal costs.



Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
01727 843232

Georgia Strazza
georgia.strazza@argroup.co.uk

Or joint agent Kirkby Diamond.

**AITCHISON
RAFFETY**



www.argroup.co.uk



RICS

INVESTORS IN PEOPLE
We invest in people Silver



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