



**AITCHISON
RAFFETY**



- Standalone mixed commercial property investment
- Ground floor let on new 15-year lease
- Self-contained first floor offices
- Good location within Harpenden town centre
- Local car parks nearby
- Possible residential conversion potential
- **£825,000**
- NO VAT PAYABLE

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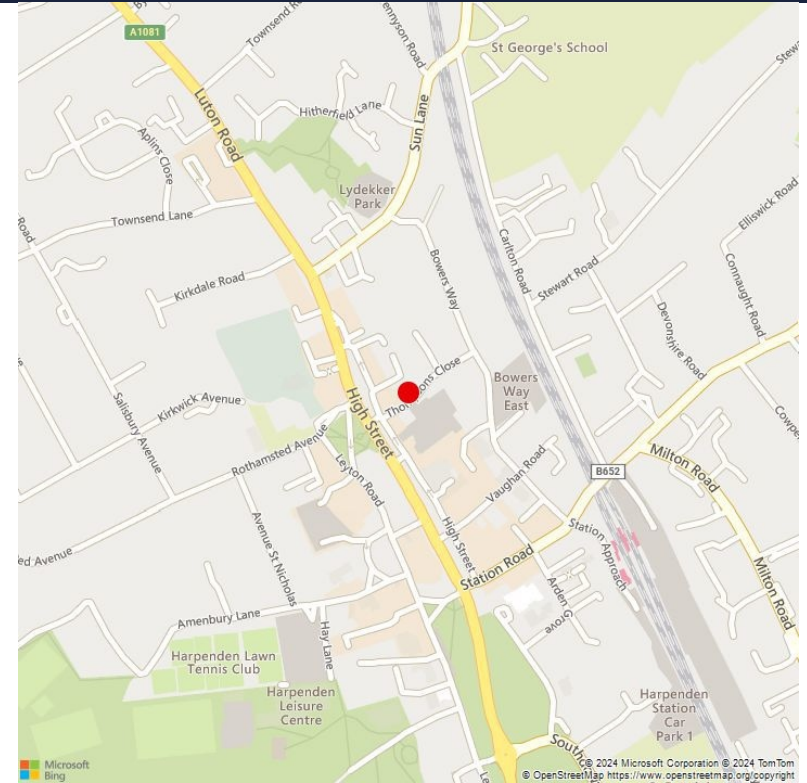
3 Thompsons Close, Harpenden, Hertfordshire, AL5 4ES

Freehold Mixed Commercial Investment Opportunity

Approx. 3,122 Sq Ft (290.03 Sq M)

For Sale

3 Thompsons Close, Harpenden, Hertfordshire, AL5 4ES



Description

The premises is a mixed-use commercial detached building located on Thompsons Close in Harpenden. The ground floor houses a self contained fully fitted restaurant, while the first floor consists of self-contained office spaces accessible via a separate staircase.

The offices are potentially suitable for conversion to residential subject to planning.

Location

The property is located in central Harpenden, close to the high street. Thompsons Close is often used as a walkway from car parks on Bowers Parade and the high street.

Floor Area

First floor offices	1,312 Sq Ft	121.88 Sq M
Ground floor retail	1,800 Sq Ft	167.22 Sq M
Total	3,122 Sq Ft	290.03 Sq M

Price

£825,000

Lease

The ground floor restaurant has been let out on a new 15-year lease from August 2024 at an annual rent of £30,000 to an existing tenant who has traded there for 15 years. The property is subject to 5 yearly rent reviews. Copy of lease available on request.

The first-floor offices have two current occupiers who could both either vacate or remain on new leases.

VAT

The property has not been register for VAT and therefore VAT is not payable on the purchase price.

Energy Performance Rating

Band C-73



Viewings
By appointment only with sole agents Aitchison Raffety
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