



- Secure income-producing mixed-use investment
- Central Harpenden location
- Flexible first-floor offices with potential for residential conversion (STP)
- Stable rental income from ground floor lease
- No VAT payable on purchase price
- Freehold property
- £785,000

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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

A prominent mixed-use detached building in the heart of Harpenden, offering a rare combination of commercial and investment potential.

The ground floor features a fully fitted, self-contained restaurant. The first floor provides self-contained office spaces with flexible layout options. The first-floor offices may be suitable for residential conversion, subject to planning, benefiting from self-contained access and a town-centre location.

Location

Situated in central Harpenden, the property benefits from proximity to the high street and local amenities. Thompsons Close serves as a convenient pedestrian link from Bowers Parade car parks to the high street, ensuring strong footfall and accessibility.

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

Offers in the region of £785,000

Terms

The ground floor restaurant benefits from a 15-year lease commencing August 2024, at an annual rent of £30,000, secured by a long-standing tenant with 15 years of trading history. The lease includes 5-yearly rent reviews, ensuring a stable income stream.

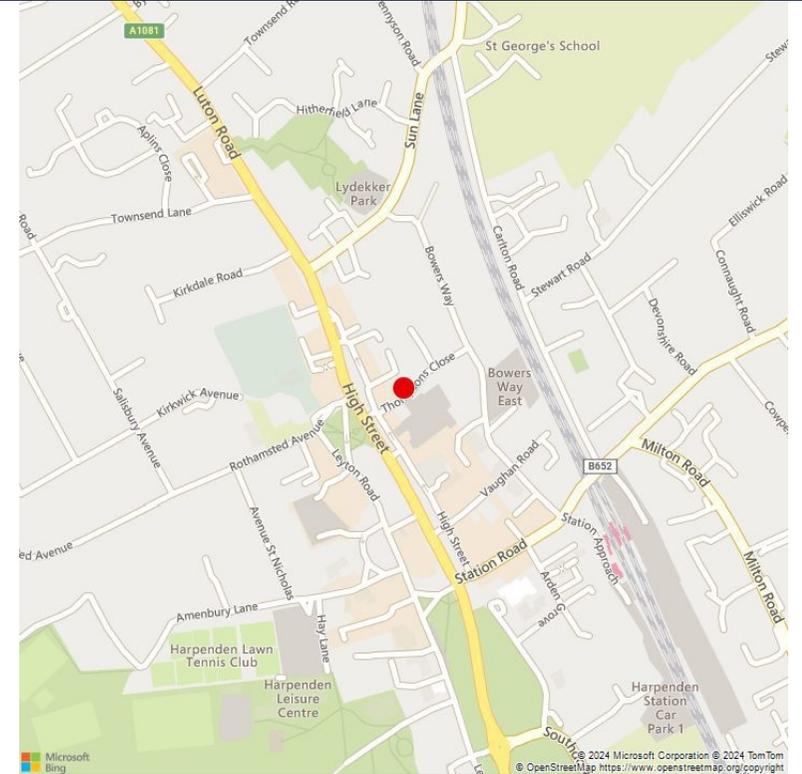
The first-floor offices are currently occupied by two tenants, who may either continue on new leases or vacate, giving the new owner flexibility to reposition the space, including potential residential conversion.

VAT

The property is not VAT registered, so VAT is not payable on the purchase price.

Energy Performance Rating

Awaited



Viewings

By appointment only with sole agents Aitchison Raffety
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