



# 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

Hugo Harding  
hugo.harding@argroup.co.uk  
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
<b>Total</b>	<b>841 Sq Ft</b>	<b>78.13 Sq M</b>

## 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

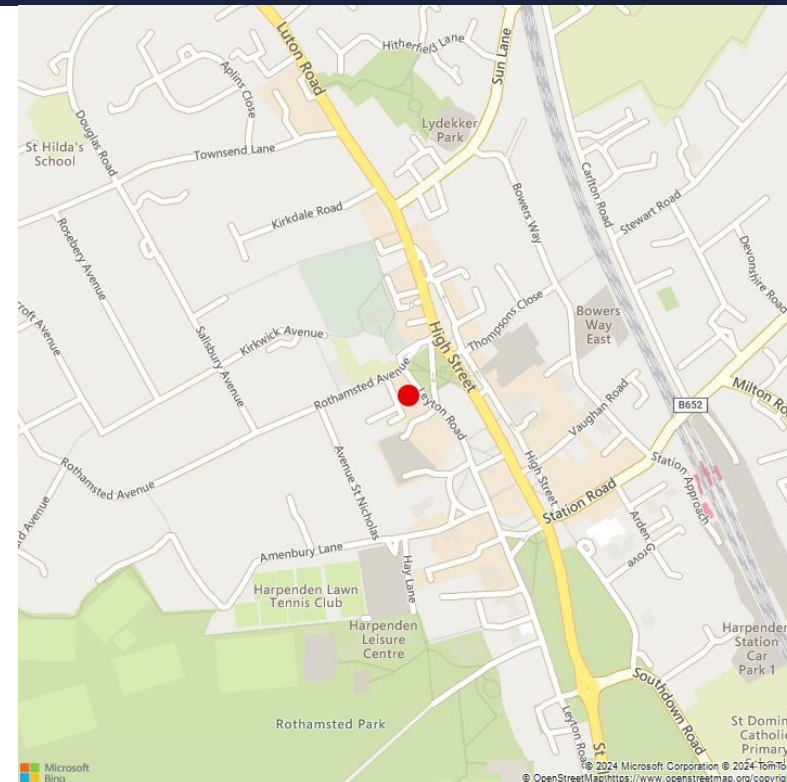
Band C (56)

## 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

Hugo Harding  
hugo.harding@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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