

Units 2a/2b Leyton Road |  
Harpenden | AL5 2TL

Shop / Restaurant | To Let



The  
Harpenden  
Estate





## Units 2a/2b Leyton Road | Harpenden | AL5 2TL

### Location

Harpenden is a prosperous town 25 miles to the North West of London in Hertfordshire, with a resident population in excess of 1 million.

Over 50% are within the sector of Wealthy Achievers, Suburban Area, compared to 15% in the UK.

Harpenden has excellent communications, situated 3 miles east of the M1 motorway, which in turn links to the M25. London Thameslink is a line on the South East commuter network providing direct journeys into London St Pancras, with 7 trains per hour.

### The Harpenden Estate

The Estate is located in the heart of the town centre, occupying a prime island site, comprising in excess of 30,000 Sq.ft, with 28 shops at ground level, together with office suites and apartments on the upper floors.

The site has prominent frontages to High Street, Church Green and Leyton Road. It is positioned in an extremely picturesque setting.

### Key features

- Opposite Waitrose & M&S
- Strong mix of independent & national occupiers
- Double fronted unit
- Capable of subdivision
- On street parking

### Description

The premises occupy a very visible position on Leyton Road, directly opposite Waitrose and Marks & Spencer.

Other nearby retailers fronting High Street include Harris + Hoole, Space NK and Waterstones. The subject unit is located close to Johnsons Dry Cleaners and Timpson and alongside a range of quality independent occupiers.

The location benefits from on-street parking directly outside the unit and there is also a 120 space car park to the rear of Waitrose.

### Accommodation

The property has the following approximate dimensions and floor area:-

|                  |            |             |
|------------------|------------|-------------|
| Net frontage     | 7.04 m     | 23 ft 1 in  |
| Internal width   | 10.55 m    | 34 ft 7 ins |
| Shop depth (max) | 6.92 m     | 22 ft 8 ins |
| Ground Floor     | 72.28 Sq.m | 778 Sq.ft   |

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### Rent

£47,500 per annum exclusive of VAT, service charge, business rates and other outgoings.

### Potential subdivision

The premises are capable of being split into 2 separate units each comprising an area of circa 380 Sq.ft, based on commencing rentals of £25,000 per annum exclusive.

### Lease terms

Available by way of a new lease for a term of years to be agreed.

### Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

### Rates

The VOA website shows that the new Rateable Value from April 2023 will be:

Unit 2a - £26,000

Unit 2b - £27,500

For rates payable please refer to the Local Charging Authority, St Albans City and District Council - 01727 866100.

### EPC

Further details available upon request.

Unit 2a - C 74.

Unit 2b - C 68.



## Contact

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyer/Funder/Lessee

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