

Units 4A Leyton Road |
Harpenden | AL5 2TL

Shop | To Let



The
Harpenden
Estate





Units 4A 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
- Return frontage
- Two customer entrances
- On street parking

Description

The premises occupy a prime position on Leyton Road, opposite Waitrose and Marks & Spencer, adjacent to the pedestrianised walkway (The Leys) linking to the High Street.

The subject unit is adjacent to Fonehouse and close to American Dry Cleaners, Listers Interiors and Zero Sushi. Other nearby retailers fronting High Street include Harris + Hoole, Space NK and Waterstones.

Leyton Road 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	2.40 m	11 ft 7 ins
Internal width (front)	3.73 m	12 ft 3 ins
Interim width (rear)	5.96 m	19 ft 7 ins
Shop depth (max)	9.45 m	31 ft
Ground floor sales	42.46 Sq.m	457 Sq.ft
Ground floor anc	3.16 Sq.m	34 Sq.ft

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Rent

£30,000 per annum exclusive of VAT, service charge, business rates and other outgoings.

Lease terms

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

Service charge

The current service charge is £1,412.93 per annum.

Rates

The VOA website shows that the Rateable Value from April 2023 will be £25,500.

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

EPC

Further details available upon request. C 70.

Legal costs

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



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50 metres

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