

34 High Street | Harpenden |  
AL5 2SX

Prime Shop To Let |



The  
Harpenden  
Estate





## 34 High Street | Harpenden | AL5 2SX

### 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.

Waitrose and Marks & Spencer are situated directly opposite The Estate on Leyton Road and Church Green respectively.

### Description

The premises occupy a prominent position on the western side of the High Street. Nearby occupiers include Space NK, JoJo Maman, Bébé, Gail's, Mountain Warehouse, Boots and Mint Velvet.

Harris + Hoole have recently opened in the former Lloyds premises, to the south The Estate.

### Accommodation

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

Ground floor sales | 129.87 Sq.m | 1,399 Sq.ft

Basement ancillary | 51.56 Sq.m | 555 Sq.ft

### Lease terms

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

£70,000 per annum exclusive.

### Service charge

The service charge for this unit is £6,091.64 per annum.

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## Rates

The VOA website shows that the new Rateable Value from April 2023 will be £69,000.

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

## EPC

Further details available upon request. E 102.

## Legal costs

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

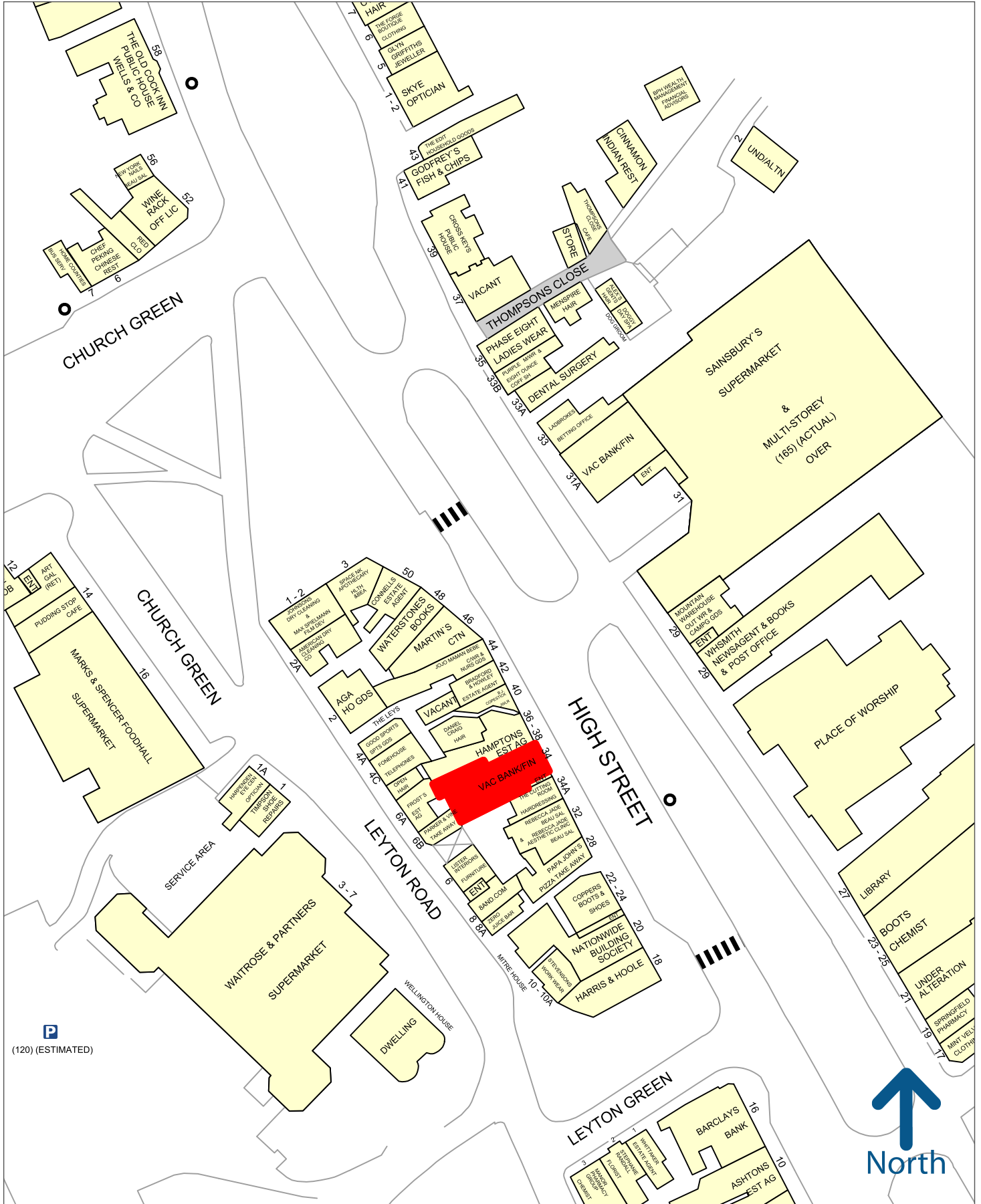


## Contact

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P (120) (ESTIMATED)



50 metres

Experian Goad Plan Created: 13/03/2023  
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