



- Leasehold investment for sale
- 999 years from 25 March 1997
- Central Harpenden
- High street position
- Two adjoining shops
- Parking for 2 vehicles to rear
- Fully let to two separate tenants
- Annual income - £41,000
- Price - £590,000
- Attractive yield of 6.95%
- No VAT payable

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68a / 70 High Street, Harpenden, Hertfordshire, AL5 2SP

Fully let retail investment comprising two adjoining shops

Approx. 712 sq ft in total

For Sale

www.argroup.co.uk

King House, 55 Victoria Street, St Albans, Hertfordshire, AL1 3HZ

68a / 70 High Street, Harpenden, Hertfordshire, AL5 2SP

Description

Two adjoining ground floor shops fronting on to High Street, forming part of a parade of similar shops with upper parts (not included). The shops are self contained with private WCs and kitchens. There is parking to the rear for two vehicles.

Location

Harpenden is an attractive and affluent town located approximately five miles to the north of St Albans in west Hertfordshire. The town is popular with commuters and benefits from a town centre main line railway station, which provides regular trains into central London. Harpenden has a thriving High Street boasting a variety of popular high-end national and independent retailers. The subject premises are positioned fronting on to the west side of High Street and close to the fringe of the "prime" retail pitch.

Accommodation

68a - 276 sq ft

70 - 435 sq ft

Business Rates

68a - Rateable Value - £12,250

70 - Rateable Value - £20,250

EPC - Awaited



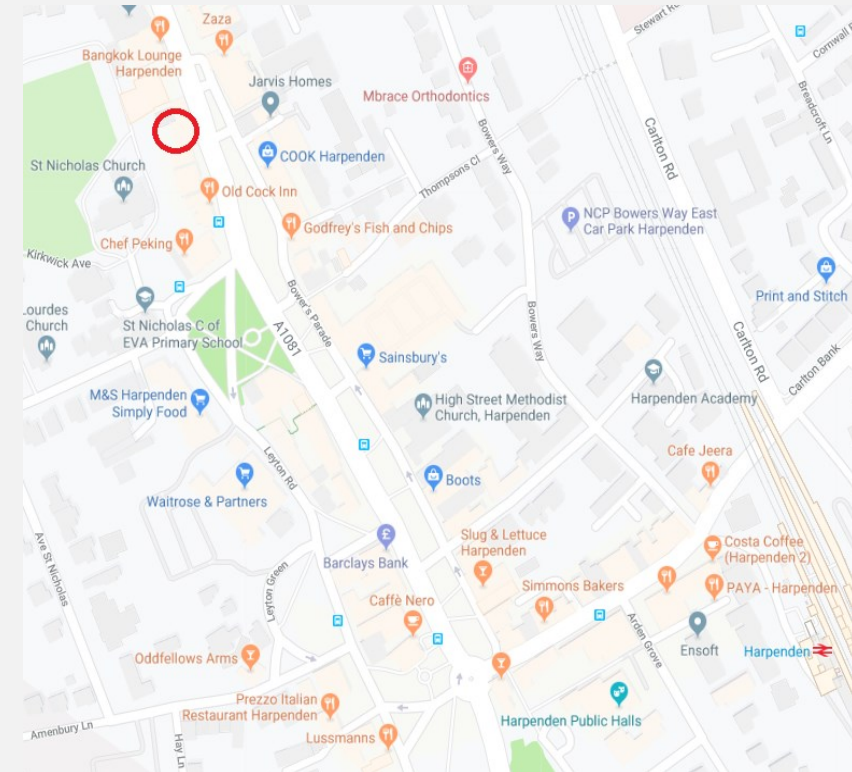
Tenancies

No.68a is let to a private individual trading as Jolie Nail & Beauty for a term of 7 years from 6 Dec 2018 at a rent of £16,000 per annum, on effectively full repairing terms. There is one allocated parking space to the rear.

No.70 is let to a private individual trading as Dickens Hair for a term of 7 years from 6 Dec 2018 at a rent of £25,000 per annum, on effectively full repairing terms. There is one allocated parking space to the rear.

Price

The long leasehold interest of 999 years from 25 March 1997 is available to purchase for a price of **£590,000**. We understand that the premises are not elected for VAT.



Viewings

Strictly by appointment via the sole agent.

Aitchison Raffety

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