



E Class Unit In Harpenden
Lease For Assignment
550 SQ FT 51 M²

Piggotshill Lane, Harpenden, AL5 1LG

Location:

Piggotshill Lane is in the centre of Southdown's shopping centre, where other traders include The Co-Op Supermarket, Simmons Bakery, a Pharmacy and various catering establishments. There is good parking provision in the locality, with a public car park almost opposite the unit and the Co-Op Car park immediately to the rear.

Accommodation:

Comprises a ground floor lock-up E Class unit of approximately 550 sq ft (51 M²) overall.

Built Depth	8.5m	
Max G Fl Width	6.0m	
Total (Gross)	51m²	550 Ft²

Amenities: Wide Window Frontage
Good Natural Light
Rear Access
Kitchen & WC Facilities
Good Parking

Rent: £18,000 p.a.x. VAT is not applicable.

Business Rates: R.V. £17,000 from 01/04/2023 payable at the rate of 49.9p in the £

Lease: 10 years from 01/07/2021 on full repairing and insuring terms, with rent review at the end of the 5th year of the term.

Rent Deposit: The tenant will be expected to provide a security deposit equivalent to 3-6 month's rent, dependent upon covenant.

Service Charge: The tenant will be liable to contribute towards any external repairs to common parts of the building.

Legal Costs: Each party is to pay their own legal costs.

References: A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is nonrefundable after the references have been applied for, whether or not they are accepted by the Landlord.

Viewing: Strictly by prior appointment through Agents:

3H Property Consultants Ltd
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