

60-62 HIGH STREET | HARPENDEN | AL5 2SP

Attractive freehold mixed use investment opportunity
in the heart of affluent commuter town.

NIGHTINGALE
PARTNERS



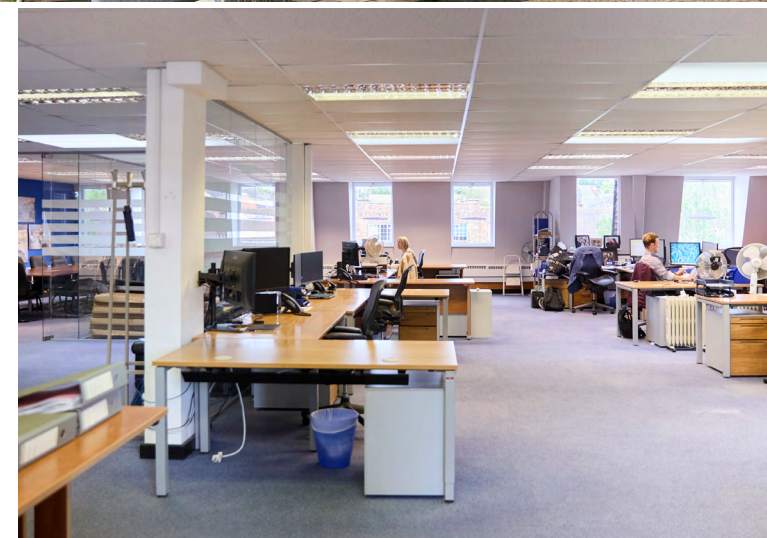


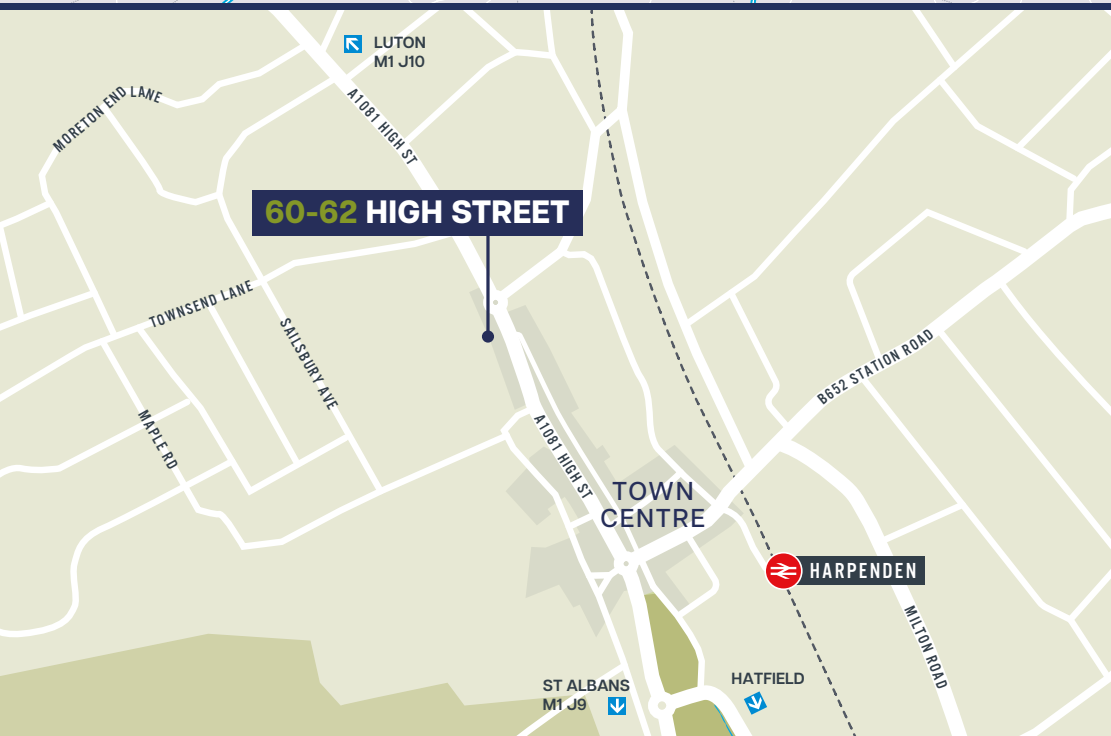
PROPOSAL

Offers in excess of **£1,500,000**, subject to contract and exclusive of VAT, reflecting a net initial yield of 9.5%, and capital value of **£217 per sq ft** on the net internal area.

INVESTMENT SUMMARY

- Affluent commuter town, **25 miles** northwest of Central London.
- Excellent train links** into London (26 minutes).
- Harpenden named the **UK's most desirable town** in 2026.
- Situated on **the High Street**, approximately **5 minutes' walk** from mainline station.
- Ground floor **shop and café** together with **dental practice** on first floor and **offices** on second floor.
- Total net internal area of **6,902 sq ft** and gross internal area of **7,766 sq ft**.
- Parking for **11 vehicles** to the rear.
- Freehold**.
- Multi-let** producing total rent of **£151,000 per annum**.
- Potential to convert upper floors to **residential** if they become available (**no Article 4** Direction imposed on site).





LOCATION

Harpenden is an affluent and prosperous commuter town in the county of Hertfordshire and the district of St Albans, situated approximately 25 miles north-west of Central London, 5 miles north of St Albans, 5 miles south of Luton and 7 miles north east of Hemel Hempstead.

The town is popular with commuters due to its excellent communications including the Thameslink route into London St Pancras International, with up to seven trains per hour.

Harpenden was officially named the UK's most desirable town in 2026 (study commissioned by The Telegraph), based on several socio-economic and lifestyle factors including property and amenities, qualifications & employment, health & well-being and connectivity.

The town benefits from excellent transport communications.



Harpenden is 3 miles east of the M1 Motorway (junction 9) providing a connection to the National Motorway Network and direct access to the North of England. Additionally, the A1(M) connects to the M25 at junction 23. Harpenden is located on the A1081 which joins the M1 to the northwest providing a direct link to Milton Keynes and Luton to the north and St Albans to the south.



Harpenden Railway Station is serviced by the fast, efficient Thameslink route into London St. Pancras International, with up to seven trains an hour. During peak times the journey is approximately 26 minutes (or 35 minutes including transfer to King's Cross mainline station).



London-Luton Airport is 6 miles to the north providing international flights. Direct train services from Harpenden to Gatwick in 1hr 12 mins.

SITUATION

The subject property is situated at the northern end of the High Street (west side), and approximately 5 minutes' walk from the mainline station.

Close by to the subject property there is a Marks & Spencer and Waitrose supermarket. Retailers on the High Street include a large Sainsbury's, WH Smith, Mountain Warehouse and Boots, as well as a host of independent restaurants, cafés, and boutiques.



First Floor Dental Practice



Second Floor Offices



Ground Floor Café



First Floor Dental Practice

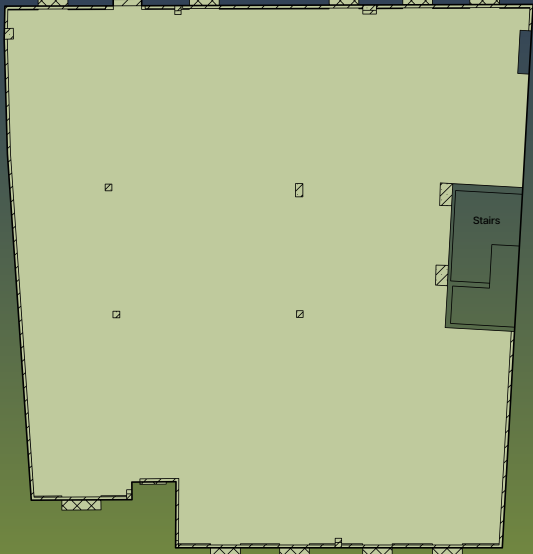
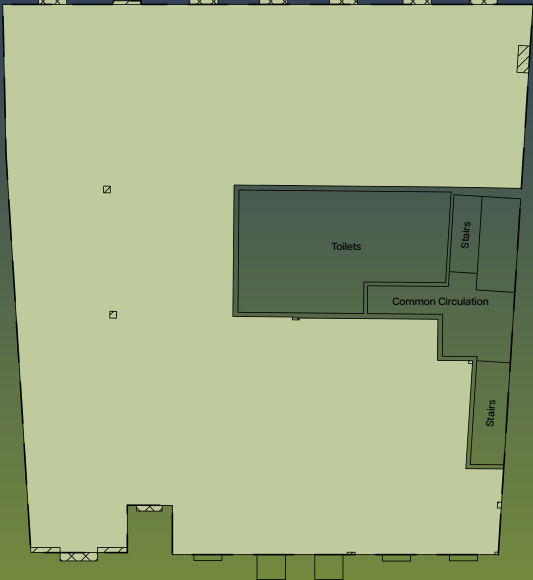
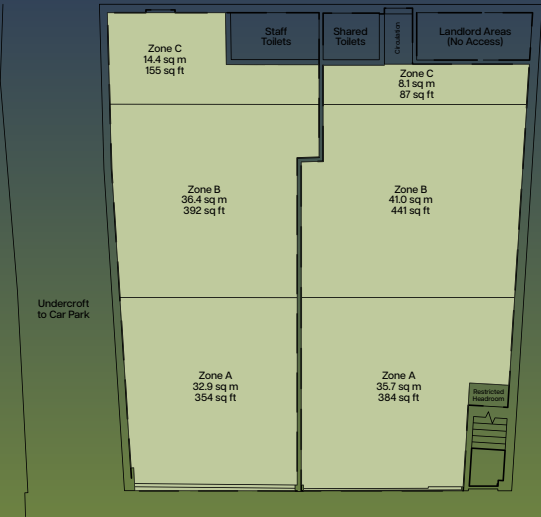
DESCRIPTION

The subject property is arranged over ground and two upper floors, and comprises a ground floor shop and café together with two self-contained floors above; the first is used as a dental practice and the second floor as offices. There are 11 parking spaces to the rear, accessed via an undercroft. The building provides a total net internal area of 6,902 sq ft and a gross internal area of 7,766 sq ft.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



HIGH STREET

HIGH STREET

HIGH STREET

ACCOMMODATION

The building has been measured by Lane and Frankham in accordance with the RICS Code of Measuring Practice and provides the following approximate gross internal and net internal floor areas:

Demise	Floor	Use	Tenant	GIA (Sq Ft)	GIA (Sq M)	NIA (Sq Ft)	NIA (Sq M)	ITZA
60 High Street	Ground	Retail	The Blue Cross Ltd	955	88.7	901	83.7	589
62 High Street	Ground	Café	Filiz Aslan	974	90.5	912	84.8	626
60-62 High Street	First	Dental Practice	Dentex (Clinical) Ltd	2,931	272.3	2,443	227.0	
60-62 High Street	Second	Office	Aedifice Partnership LLP	2,835	263.4	2,646	245.8	
60-62 High Street	Ground		Stairs/ Communal	71	7	-	-	
Total				7,766	721.9	6,902	641.3	

TENURE

60-62 High Street, Harpenden is held Freehold.



TENANCY INFORMATION

The property is let in accordance with the details summarised below, producing a total current net income of £151,000 per annum.

DEMISE	USE	Area (Sq Ft)	Area (ITZA)	Tenant	Lease From	Lease Expiry	Lease Inside Act	Annual Rent	Rate (PSF)	Next Rent Review	Break (Tenant)	Comment
60 High Street (Ground floor)	Retail	901	589	The Blue Cross Ltd	03.12.2023	02.12.2033	Yes	£30,000	£33.30 Zone A	03.12.2028	03.12.2028	Stepped rent 03.12.2026 - £32,000 03.12.2027 - £34,000. £37.75 Zone A. If break is exercised - £25k rent penalty.
62 High Street (Ground floor)	Café	912	626	Filiz Aslan	24.06.2019	23.06.2039	Yes	£32,500	£51.92 Zone A	24.06.2024		
60-62 High Street (First Floor)	Dental Practice	2,443	-	Dentex (Clinical) Ltd	16.04.2011	15.04.2031	Yes	£47,500	£19.44	16.04.2026	28.09.2027	
60-62 High Street (Second Floor)	Office	2,646	-	Aedifice Partnership LLP	07.09.2023	06.09.2029	Yes	£41,000	£15.50			
Total		6,902						£151,000				



PLANNING

The property is situated within the jurisdiction of St Albans City and District Council. The current use of the property is Class E (commercial, business and services). It lies within the Harpenden Conservation Area, but is not listed.

A planning report has been prepared by Montagu Evans, which assesses the potential for a conversion of the upper floors to residential apartments under Permitted Development.

The site is not subject to an Article 4 Direction which would remove or restrict the ability to exercise permitted development rights.

Overall, the Report concludes there is a good prospect of securing Prior Approval for a change of use of the first and second floors from office to residential, subject to the preparation and submission of appropriate supporting technical information. A copy of the planning report is available on request.

VAT

The property is not elected for VAT.

AML

Our client is regulated by the FCA and will require a purchaser to provide information to comply with Anti Money Laundering checks on agreement of heads of terms.

ADDITIONAL INFORMATION

Available upon request, including the following:

- Title information
- Floor plans
- EPC's (which range from "B" to "D")
- Planning Report prepared by Montagu Evans

PROPOSAL

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CONTACT

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