

FOR SALE/TO LET
OFFICE/MIXED USE/INVESTMENT

**GRAHAM
SIBBALD**



**3 Thompsons Close, Harpenden,
Hertfordshire, AL5 4ES**

- Secure income-producing mixed-use investment
- Central Harpenden location
- Flexible first-floor offices with potential for residential conversion (STP)
- Stable rental income from ground floor lease

LOCATION

Situated in central Harpenden, the property benefits from proximity to the high street and local amenities. Thompsons Close serves as a convenient pedestrian link from Bowers Parade car parks to the high street, ensuring strong footfall and accessibility.



DESCRIPTION

A prominent mixed-use detached building in the heart of Harpenden, offering a rare combination of commercial and investment potential.

The ground floor features a fully fitted, self-contained restaurant. The first floor provides self-contained office spaces with flexible layout options. The first-floor offices may be suitable for residential conversion, subject to planning, benefiting from self-contained access and a town-centre location.

ACCOMMODATION

First floor offices	1,312 Sq Ft	121.88 Sq M
Ground floor retail	1,800 Sq Ft	167.22 Sq M
Total	3,122 Sq Ft	290.03 Sq M

PLANNING

VAT

The property is not VAT registered, so VAT is not payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

Awaited

QUOTING PRICE

£785,000 Offers in the Region of

TENURE

The ground floor restaurant benefits from a 15-year lease commencing August 2024, at an annual rent of £30,000, secured by a long-standing tenant with 15 years of trading history. The lease includes 5-yearly rent reviews, ensuring a stable income stream.

The first-floor offices are currently occupied by two tenants, who may either continue on new leases or vacate, giving the new owner flexibility to reposition the space, including potential residential conversion.

To arrange a viewing please contact:



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Date published: 17-Apr-2026

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