



- Brand new ground floor retail/commercial space
- 90ft (28m) main road frontage
- Busy arterial route
- Five parking spaces
- Rear loading

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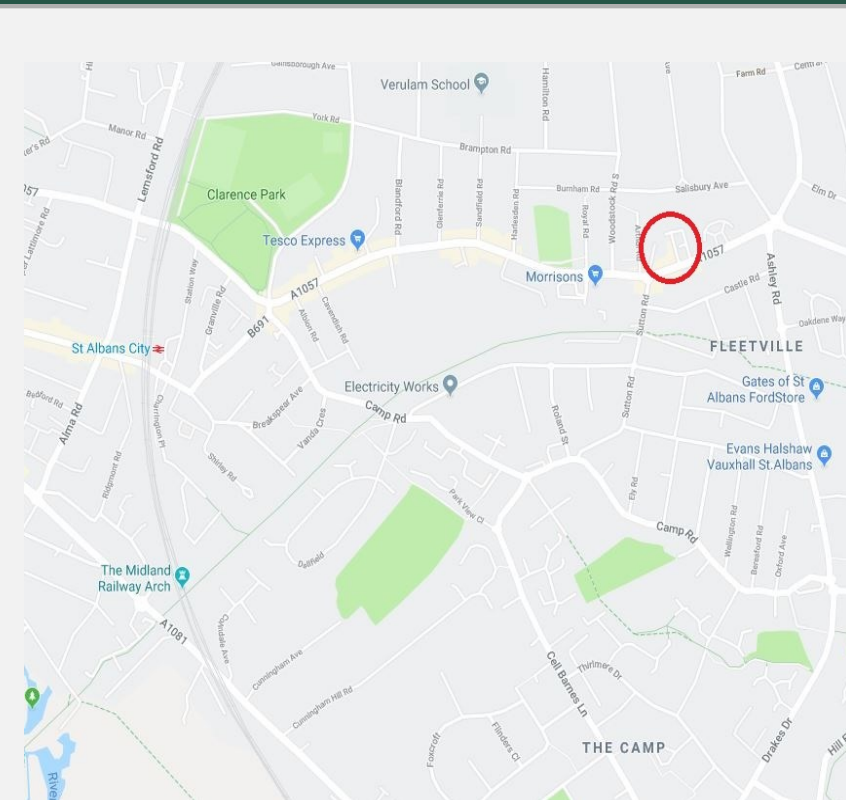
221 Hatfield Road, St Albans AL1 4TB

Brand new retail/commercial space with excellent main road frontage

Approx. 2,000 - 4,000 sq ft (186 - 372 sq m)

To Let / For Sale

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Description

The premises comprise a ground floor retail/commercial space as part of a three storey mixed use development with residential above and to the rear. The premises have a 90ft (28m) frontage to Hatfield Road. Five car parking spaces and loading are provided to the rear. Estimated completion date late 2019.

Location

The property is situated to the north side of the A1057 Hatfield Road, being the main arterial route into St Albans from the east. The property is situated close to the roundabout at the junction with Sutton Road close to Morrisons supermarket and numerous other retailers. Surrounding properties are high density residential and the location is approximately a mile to the east of St Albans city centre.

Floor Area

The approximate gross internal floor area is 4,000 sq ft (372 sq m). The property can be subdivided into units from 2,000 sq ft (186 sq m).

Terms

The property is offered to let on a new full repairing and insuring lease at a rent of **£80,000 per annum**. Alternatively consideration may be given to a sale. Purchase price on application.

Business Rates

Not yet assessed

Energy Performance Rating

Not yet constructed

VAT

The property is elected for VAT and therefore is payable on the purchase price.

Viewings

Strictly by appointment via the sole agents.

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