

TO LET

198 Sq Ft (18.39 Sq M)

- Located within The Maltings Shopping Centre
- Rarely available smaller sized retail unit
- Open plan sales area with rear store room



55 The Maltings
St. Albans, AL1 3HL

>D KirkbyDiamond

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LOCATION

- The Maltings Shopping Centre is the premier shopping destination in the heart of St Albans
- There is very high footfall with prime tenants including H&M, Topshop, Sports Direct, TM Lewin & Crew
- Recent lettings include Oliver Bonas, Timpsons & Oasis
- The Maltings car park has over 800 customer spaces

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 Google Maps

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DESCRIPTION

- Self contained ground floor retail unit
- Open plan sales area with rear storage room
- Fitted out to a high standard with suspended ceiling and LED lighting

TERMS

Available by way of an assignment or sub lease (expiring March 2029) at a rent of £27,500 per annum. VAT is payable on the rent.

ACCOMMODATION (Net Internal Area*)

Ground Floor	18.39 SQ M	198 SQ FT
Total	18.39 SQ M	198 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-85

Business Rates: The rateable value is £12,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £1,834 per annum.

CONTACT:

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