

Character Shop
Approx. 56.40 sq m (607 sq ft)

**AITCHISON
RAFFETY**



60 Holywell Hill, St Albans, AL1 1BX

To Let

- High profile location close to Cathedral
- Open plan retail area with further rear office
- Wealth of character features
- Fitted to a very high standard
- Low voltage lighting
- Tiled flooring
- Kitchen & WC facilities
- Good pedestrian and vehicular flow



RICS



INVESTORS IN PEOPLE



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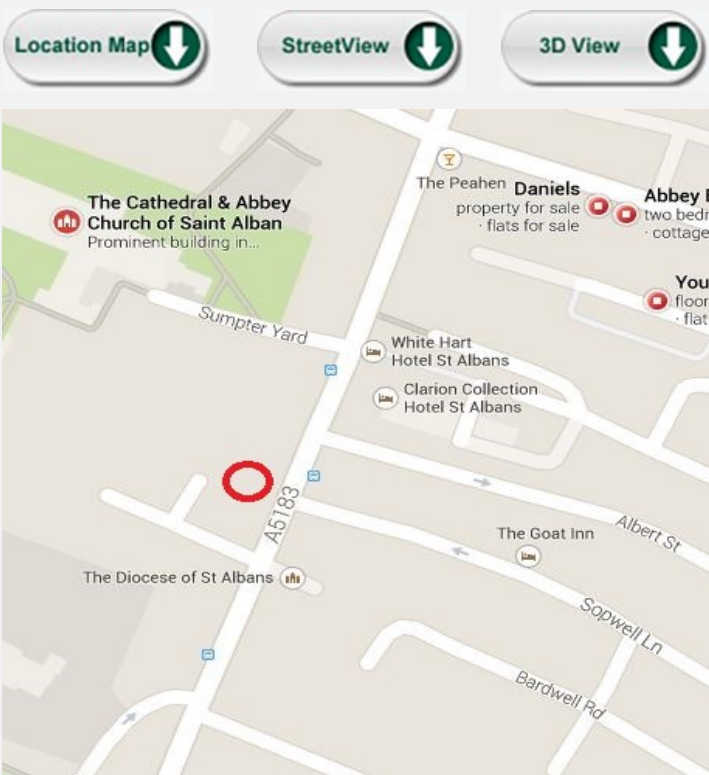


Description

The premises comprise a ground floor self contained retail unit within this character building. The retail area is open plan and rectangular with a wealth of character features. There is a rear office/store room with kitchen and WC. In addition there is a parking space demised to the rear.

Location

The premises are situated in a prominent position on Holywell Hill amongst a number of niche retailers. The location benefits from a heavy flow of slow moving traffic and good pedestrian flow being close to the Cathedral.



Floor Area

The approximate net internal floor area:

Ground Floor 607 sq ft 56.40 sq m

Price / Rent

To rent at £14,950 per annum exclusive.

Terms

The premises are available by way of new FRI lease.

Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is currently £11,750 with rates payable in the order of £5,735 per annum.

Energy Performance Rating

Awaiting Assessment.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.
Please call us on 01727 843232

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