





Collinson  
Hall

**CATHERINE STREET, ST. ALBANS, HERTFORDSHIRE, AL3 5BJ**

**LOCATION**

The property is situated in Catherine Street. This is an established area with a wide variety of retail outlets and services represented nearby. St Albans is a prosperous and historic market town, strategically situated some twenty miles north-west of central London. The city enjoys excellent road and rail communications with the M25 (J21A), M1 (JG) and A1 (M) (J3) motorways all within approximately six miles distance. St Albans mainline railway station provides for rapid access to St Pancras International (approximate travelling time twenty minutes).

**DESCRIPTION**

The property comprises a shop/office class E use.

**LEASE**

The premises are being offered by way of a new lease.

**RENT**

The rent is **£15,650 per annum.**

**ACCOMMODATION**

The approximate net internal floor area is **446 ft<sup>2</sup> / 42.35 m<sup>2</sup>, including WC.**

**LEGAL COSTS**

Each party to be responsible for their own legal costs in connection with this matter.

**BUSINESS RATES**

We have checked the VOA website and the rateable value stated is as below:

Rateable Value	£10,000
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*\*Business Relief may be available to reduce the Business Rates Liability to nil subject to confirmation with the Business Rates Department at St Albans City and district Council*

Each party to be responsible for their own legal costs in connection with this matter.

NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)  
C

**VAT**

The property is not elected for VAT.

**For more information, please contact: [commprop@collinsonhall.co.uk](mailto:commprop@collinsonhall.co.uk) or call us on 01727 843222 option 4**



## Energy rating and score

This property's energy rating is C.

Under 0 **A+**

Net zero CO2

0-25 **A**

26-50 **B**

51-75 **C**

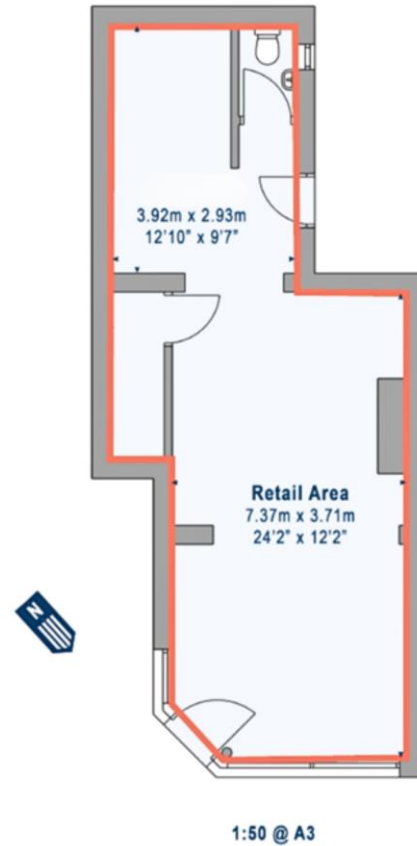
60 **C**

76-100 **D**

101-125 **E**

126-150 **F**

Over 150 **G**



Title:  
Ground Floor Lease Plan

Address:  
35 Catherine Street,  
St Albans,  
AL3 5BJ

Total Area  
42.35 sq metres - 446 sq feet

**Collinson Hall**  
ST ALBANS - SINCE 1825

Lease Plan provided by :

Collinson Hall Limited,  
9-11 Victoria Street,  
St Albans,  
AL1 3UB

### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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