

# RETAIL UNIT TO LET

**ST ALBANS**  
**13 HERITAGE CLOSE, AL3 4EB**

**brasier  
freeth.**  
CHARTERED SURVEYORS

Wentworth Lodge  
Great North Road  
Welwyn Garden City  
Hertfordshire – AL8 7SR

**01707 392080**

[www.brasierfreeth.com](http://www.brasierfreeth.com)



## LOCATION

The property is situated in the affluent city of St Albans, situated within Heritage Close Shopping Centre, located off the High Street. Nearby occupiers include **Starbucks**, **Fired Earth** and **Zizzi**, with other nearby retailers including **Jack Wills**, **Lussmans Restaurant**, **Trailfinders** and **Gail's Bakery**.

## DESCRIPTION

The property is arranged over ground and basement floors and benefits from a wide frontage onto Heritage Close. The ground floor has comfort cooling and an electric internal security grill. The basement provides ancillary accommodation.

Parking is available by way of a separate agreement in the Heritage Close underground car park which is accessed directly from the shop.

## ACCOMMODATION

The property has the following approximate floor areas:-

<b>Ground Floor Sales</b>	45.15 sq m	486 sq ft
<b>Basement Ancillary</b>	12.63 sq m	136 sq ft

## TERMS

Available on a new lease from the freeholder on terms to be agreed.

## RENT

**£25,000 per annum exclusive plus VAT.**

## EPC

An EPC has been commissioned and is awaited.

## RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £16,250.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, St Albans City & District Council - 01707 866100.

## LEGAL COSTS

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

**VIEWING** | Strictly by appointment through this office with:

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Experian Goad Plan Created: 15/02/2019  
Created By: Brasier Freeth



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