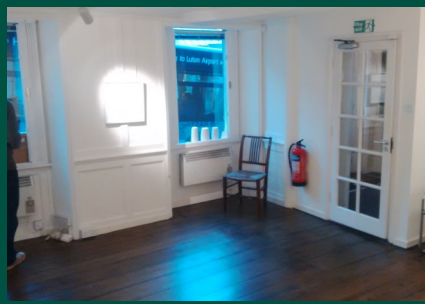


City Centre Offices/ Retail\*  
Approx. 38.83 sq m (418 sq ft)

**AITCHISON  
RAFFETY**



38 Holywell Hill, St Albans, AL1 1BU

**To Let**

- Central location
- Newly refurbished
- 2 inter-connecting open plan rooms
- Character offices
- Electric heating
- Potential for retail (A1) or D1 uses (subject to change of use)



RICS



INVESTORS IN PEOPLE



T: 01727 843232

Email: [matthew.bowen@argroup.co.uk](mailto:matthew.bowen@argroup.co.uk)

[www.argroup.co.uk](http://www.argroup.co.uk)

54-56 Victoria Street, St Albans, Hertfordshire AL1 3HZ

Ground Floor  
38 Holywell Hill  
St Albans  
Hertfordshire  
AL1 1BU

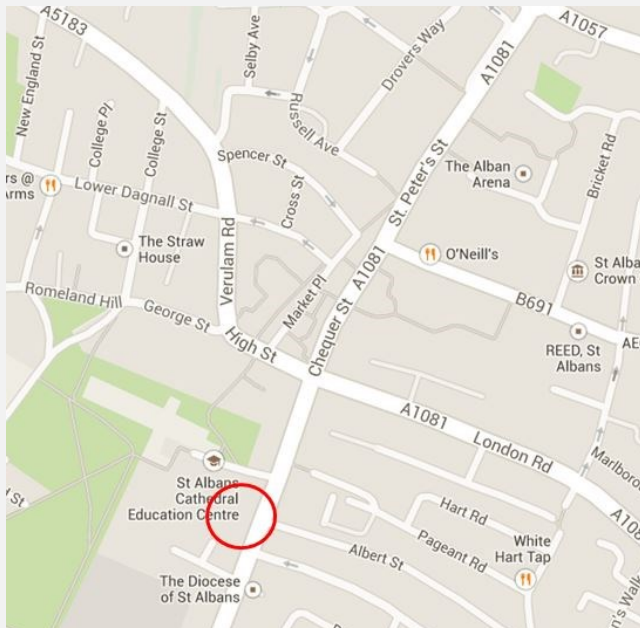
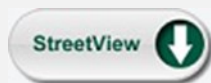


## Location

The premises are situated in the city centre on Holywell Hill, close to its junction with London Road. The property is in close proximity to the mainline Thameslink railway station and Abbey Station providing excellent services to Kings Cross, the City and Gatwick.

## Description

Comprises two interconnecting office rooms forming the ground floor of this mid terraced character office building. The offices benefit from a number of character features with door entry, security alarm and shutters together with excellent natural light. They are suitable for a variety of uses subject to planning.



## Floor Area

The approximate net internal floor area:

Ground Floor 418 sq ft (38.83 sq m)

\* in addition there is a further room available suitable for storage (64 sq ft)

## Price / Rent

£9,500 per annum

## 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 rates payable are approximately £4,290 per annum.

## Energy Performance Rating

Band Awaited.

## 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.

### IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding.