

Retail / Leisure Unit

7 Chequer Street, St Albans, AL1 3YJ

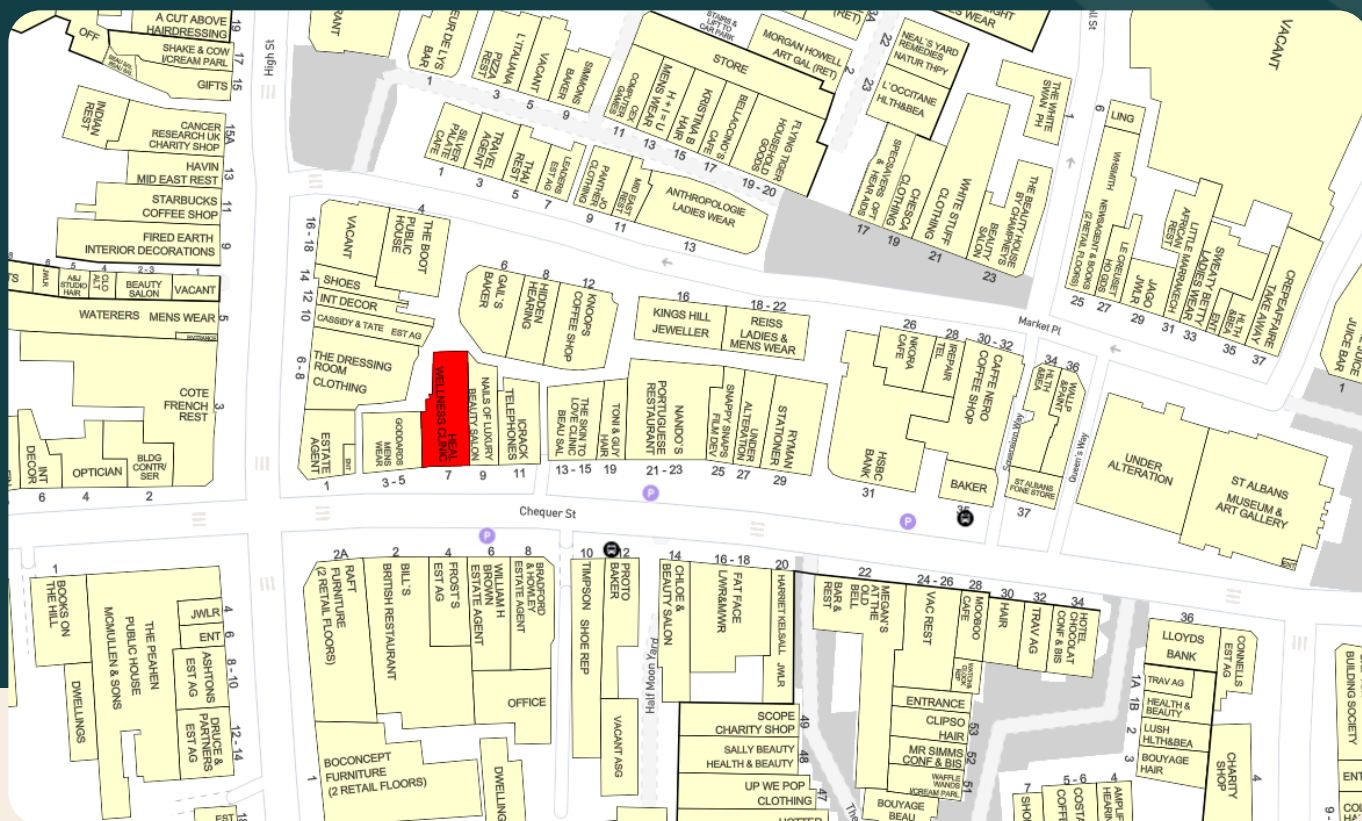
Ground Floor: 900ft² (84m²)

Lower Ground Floor: 765 ft² (71m²)



To Let

Location



The property is situated in the heart of St Albans on Chequer Street, benefiting from excellent visibility and strong pedestrian footfall. It is well positioned within the town centre, close to The Maltings Shopping Centre.

St Albans is an affluent and sought-after Hertfordshire city, with a strong retail and leisure offer. Nearby occupiers include FatFace, Ryman and Hotel Chocolat, alongside popular restaurants and cafés such as Nando's and Megan's.

The city benefits from excellent transport links, with St Albans City railway station providing direct services to central London in under 20 minutes. The M1 and M25 also provide easy access to the wider region.



Accommodation

A prominent unit on Chequer Street, St Albans. The premises is arranged over ground floor and lower ground floor.

The premises are currently fitted out as a fully equipped health and wellness clinic, offering a modern space suitable for a range of health, wellness and treatment uses. The existing fit-out includes treatment rooms and specialist facilities.

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	900	84
Lower Ground Floor	765	71
Total	1665	155

Rent

Quoting rent £60,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, or by way of assignment.

Business Rates

The premises is assessed as follows:

Ratable Value: £47,000

UBR (2026/2027): 0.382

Rates Payable: £17,954

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

An EPC has been commissioned and can be provided upon request.

Legal Costs

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



[Click here](#) for
Google map link

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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