

Retail Investment
Close to St Albans City Centre



63 Catherine Street - St Albans - AL3 5BN

For Sale

- Prominent corner position
- Close to St Albans city centre
- 10 year lease from Feb 2018
- Income of £12,000 per annum
- Price - £175,000



RICS



INVESTORS IN PEOPLE



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63 Catherine Street
St Albans
Hertfordshire
AL3 5BN

Description

The premises comprise a self contained ground floor shop, which provides an open plan sales area to the front with a WC and kitchen to the rear. The shop is attractively fitted out with timber laminate flooring and plaster ceiling with inset spot lighting.

Floor Area

The net internal floor areas are as follows:

Retail 228 sq ft (21.16 sq m)

Location

The premises are situated in an prominent corner position fronting on to Catherine Street at its junction with Etna Road. The premises are just under 200 metres from the junction of Catherine Street and St Peters Street.

Lease

The shop is let on an effectively full repairing lease for a term of 10 years from 16th February 2018 at a rent of £12,000 per annum. The tenant is a private individual trading as a tailor and has provided a six month rental deposit. There is a rent review at the end of the fifth year of the term.

Price

£175,000

Tenure

The shop is to be sold on a new long lease of 199 years, subject to a peppercorn ground rent.

Business Rates

Rateable Value - £5,700.

Energy Performance Rating

144 (Band F)

Legal Costs

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

VAT

We understand that the property is not currently elected for VAT.

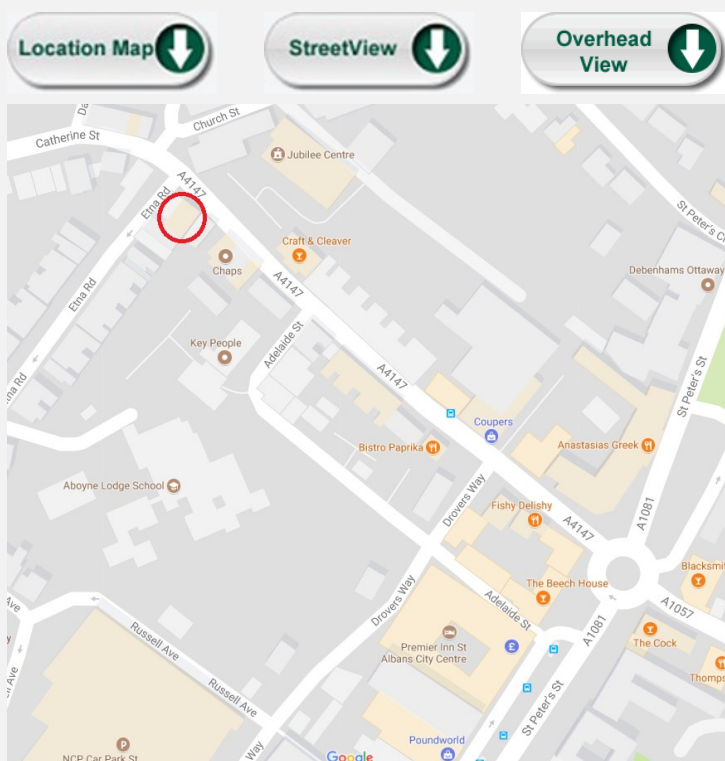
Viewings

Strictly by appointment via sole agents.

Aitchison Raffety

Anthony Woodcock / Matthew Bowen

01727 843232



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