

PRIME SHOP LEASE FOR SALE

ST ALBANS

4 Christopher Place, AL3 5DQ



| Location

The subject property is in St Albans, a commuter belt north of London. The unit is situated in a prominent position in the heart of Christopher Place scheme. The unit is directly adjacent to **The White Company** and **Kanuka Café** and opposite to **French Connection**, **Hobbs**, **JoJo Maman Bebe**, **Whistles**, **Space NK** and **Kuoni Travel**.

| Description

The subject property is arranged over ground floor only.

| Accommodation

The property has the following approximate dimensions and floor areas:-

Gross Width	9.05 m	29 ft 8 ins
Internal Width	8.62 m	28 ft 3 ins
Ground Floor Sales	120.90 sq m	1,302 sq ft
Ground Floor Storage	39.01 sq m	420 sq ft
Total	159.90 sq m	1,722 sq ft

- Staff unaware
- Prominent retail unit
- Affluent market town

| Tenure

The property is held on a 10 year lease expiring 10 October 2021.

Offers are invited.

| Rent

£91,500 per annum exclusive plus VAT (if applicable).

| EPC

Details available upon request. Rating – C 67.

| Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £43,250.

For rates payable for year to 31 March 2018 please refer to the Local Charging Authority, St Albans City and District Council – 01727 866100.

| Legal Costs

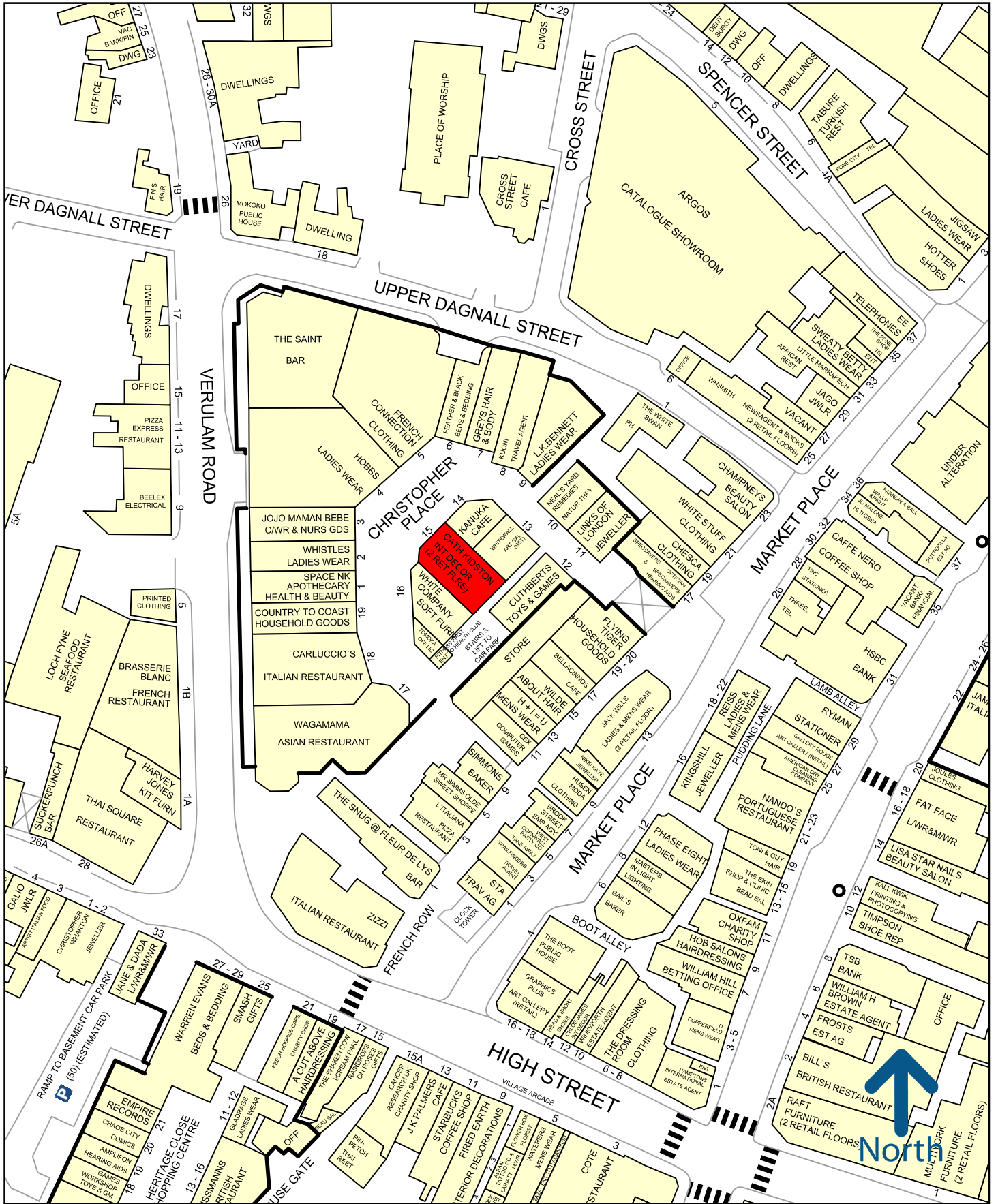
Each party are to be responsible for their own legal costs incurred in this transaction.

LON000067

VIEWING | Strictly by appointment through this office with:

Kim Wilson
020 3828 8541
kim.wilson@brasierfreeth.com

Anthony Appleby
020 3828 8531
anthony.appleby@brasierfreeth.com



50 metres

Experian Goad Plan Created: 08/02/2018
Created By: Brasier Freeth

