# **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.

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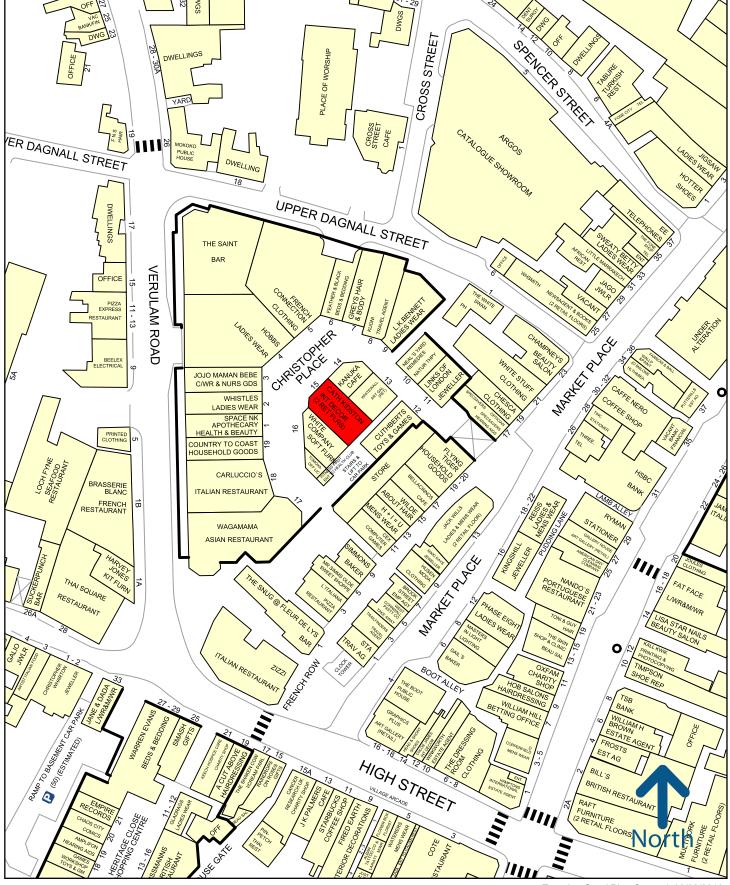
#### VIEWING Strictly by appointment through this office with:

Kim Wilson 020 3828 8541 kim.wilson@brasierfreeth.com Anthony Appleby 020 3828 8531 anthony.appleby@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payble. Regulated by RICS.







50 metres

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



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