

Trade counter premises  
Approx. 3,732 sq ft (346.66 sq.m)

**AITCHISON  
RAFFETY**



## 114 Ashley Road, St Albans, AL1 5JR To Let

- Front trade counter
- Customer parking
- Rear store
- Loading to rear
- Busy trade location



RICS



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114 Ashley Road  
St Albans  
Hertfordshire  
AL1 5JR



## Description

The premises comprise a ground floor trade counter unit overlooking Ashley Road. Internally there is a front trade counter area with storage and loading to the rear. There is customer parking to the front of the property, which is shared with the tenants of the first floor residential apartments.

## Location

The premises are prominently located fronting Ashley Road, approximately 1 mile from the city centre. St Albans has excellent access with the M1, M25 and A1(M) all being within a short distance.

## Floor Area

The approximate gross internal floor area:

Front trade counter	822 sq ft	76.32 sq m
Rear store	2,910 sq ft	270.34 sq m
<b>Total</b>	<b>3,732 sq ft</b>	<b>346.66 sq m</b>

## Rent

£56,000 per annum exclusive.

## Terms

The premises are available by way of new 10 year lease on FRI terms.

## Business Rates

To be assessed. An estimate can be provided upon request.

## Energy Performance Rating

Awaiting report

## 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.

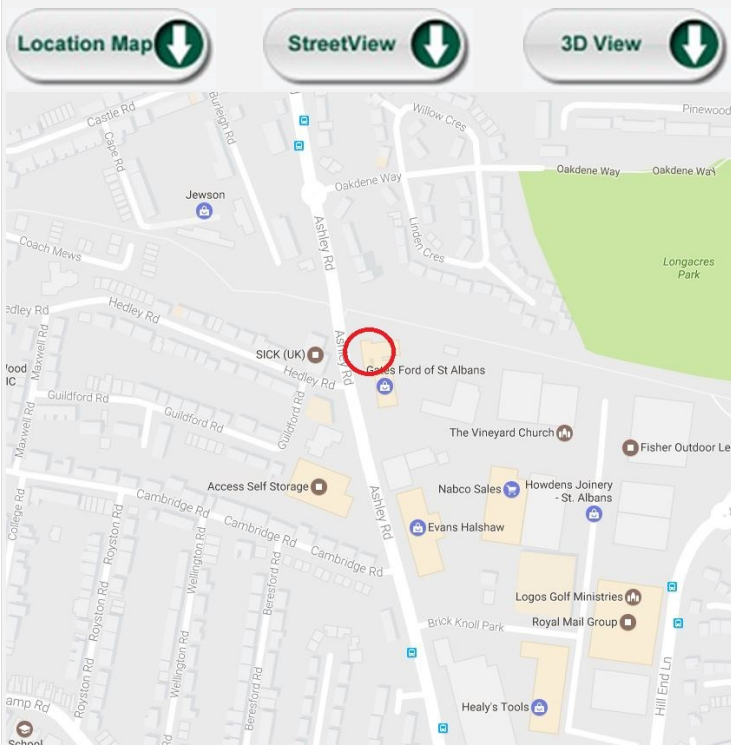
## Viewings

Strictly by appointment via the sole agents.

## Aitchison Raffety

Anthony Woodcock / Matthew Bowen

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