

St Albans City Centre
Prominent Two Storey Shop
644 sq ft (59.8 m2)

**AITCHISON
RAFFETY**



3b London Road - St Albans - AL1 1LA

To Let

- Attractive ground floor frontage
- First floor office / ancillary space
- Popular secondary retail road
- Main road frontage



RICS



INVESTORS IN PEOPLE



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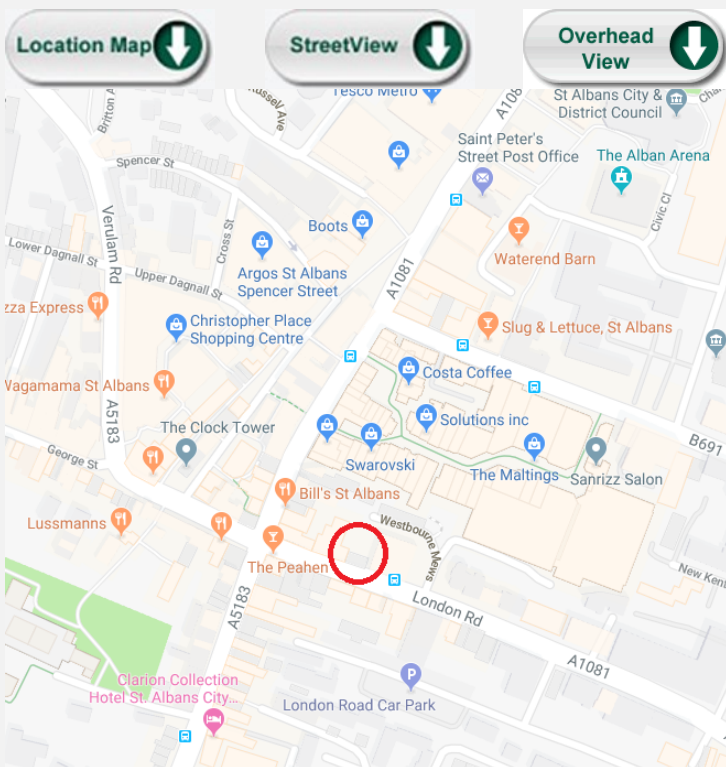
3b London Road
St Albans
Hertfordshire
AL1 1LA

Description

A two storey, end of terrace shop arranged over ground and first floors. The ground floor provides an open plan sales area with an attractive frontage on to London Road. The first floor comprises a predominantly open plan office / ancillary space, which is accessed via an internal staircase. There is a WC on the ground floor and a kitchenette on the first floor.

Location

The premises front on to London Road, close to its junction with High Street and Chequer Street. London Road is a popular secondary retail location benefiting from a high level of passing pedestrian and vehicular traffic. The property is within a short walk of the prime retail pitch in central St Albans.



Floor Area

The internal floor areas are as follows:

Ground	281 sq ft	(26.1 sq m)
First	363 sq ft	(33.7 sq m)
TOTAL	644 sq ft	(59.8 sq m)

Terms

The premises are available by way of a new FRI lease at a rent of £18,000 per annum exclusive.

Planning

Class A1/A2 (retail).

Business Rates

From the VOA website we understand that the current rateable value is £10,500 with rates payable in the order of £5,040. **It is likely that tenants will be eligible for 100% rates relief**, however we would advise interested parties to contact St Albans District Council for confirmation of this on 01727 866100.

Energy Performance Rating

Awaiting report.

Legal Costs

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

VAT

All prices are quoted exclusive of VAT.

Viewings

Strictly by appointment via sole agents.

Aitchison Raffety

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