

DOUBLE FRONTED RETAIL UNIT TO LET

ST ALBANS
27-29 HIGH STREET, AL3 4EH

**brasier
freeth.**
CHARTERED SURVEYORS

Wentworth Lodge
Great North Road
Welwyn Garden City
Hertfordshire – AL8 7SR

01707 392080

www.brasierfreeth.com



LOCATION

The property is situated in the affluent city of St Albans, prominently situated on the High Street within Heritage Close Shopping Centre.

Nearby occupiers include **Starbucks**, **Fired Earth** and **Zizzi**, with other nearby retailers including **Jack Wills**, **White Company** and **Reiss**.

DESCRIPTION

The property is arranged over ground floor and basement with a double frontage onto the High Street. There are WC's and servicing from the basement. Parking is available by way of separate agreement. The landlord has submitted a planning application for new, modernised shop fronts to be installed.

Our client may consider a split of the unit.

ACCOMMODATION

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

Internal Width	10.00 m	32 ft 10 ins
Shop Depth	24.09 m	81 ft 8 ins
Ground Floor Sales	317.92 sq m	3,422 sq ft
Basement	110.23 sq m	1,186 sq ft

TERMS

Available on a new lease from the freeholder on terms to be agreed.

RENT

Details available on request.

EPC

Details available upon request. Rating - C-73.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value- £76,000.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, St Albans City & District Council- 01707 866100.

LEGAL COSTS

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

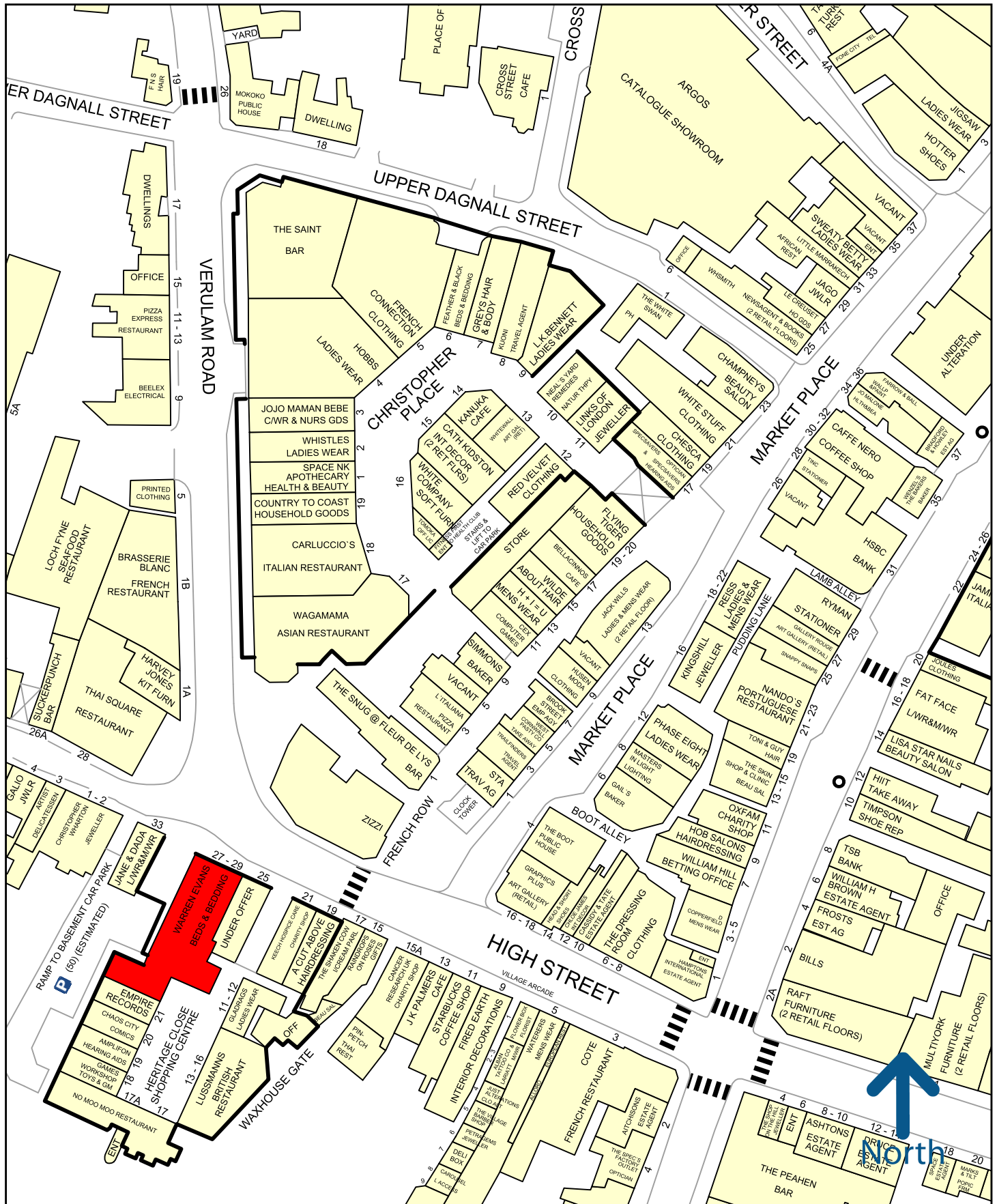
WGC002538

VIEWING | Strictly by appointment through this office with:

James Oliver
01707 396733
james.oliver@brasierfreeth.com

Jack Woolf
01707 242952
jack.woolf@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 payable. Regulated by RICS.



50 metres

Experian Goad Plan Created: 29/11/2018

Created By: Brasier Freeth