

RETAIL UNIT TO LET

ST ALBANS
25 HIGH STREET, AL3 4EH

**brasier
freeth.**
CHARTERED SURVEYORS

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

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LOCATION

The premises are located in the affluent city of St Albans, prominently situated on the High Street at the entrance to the Heritage Close Shopping Centre, close to the city's prime thoroughfares. The Maltings and Christopher's Place Shopping Centres are close by. Nearby occupiers include **Starbucks**, **Fired Earth**, **Dreams** and **Zizzi**. The property is well positioned nearby public car parks.

DESCRIPTION

The property is arranged over ground and lower ground floors and benefits from an extensive return frontage to the entrance of Heritage Close. The lower ground floor can be used for retail sales or storage. Additionally, there is an electronic internal security grill and WC at the rear. Parking is available by way of separate agreement in the Heritage Close underground car park which is accessed directly from the shop.

ACCOMMODATION

The property has the following approximate floor areas:-

Ground Floor	76.64 sq m	825 sq ft
Lower Ground	43.94 sq m	473 sq ft

TERMS

Available on a new effectively full repairing and insuring lease upon terms to be agreed.

RENT

Details available upon request.

EPC

The EPC rating for this property is D 83.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £32,500.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, St Albans City & District Council- 01727866100.

LEGAL COSTS

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

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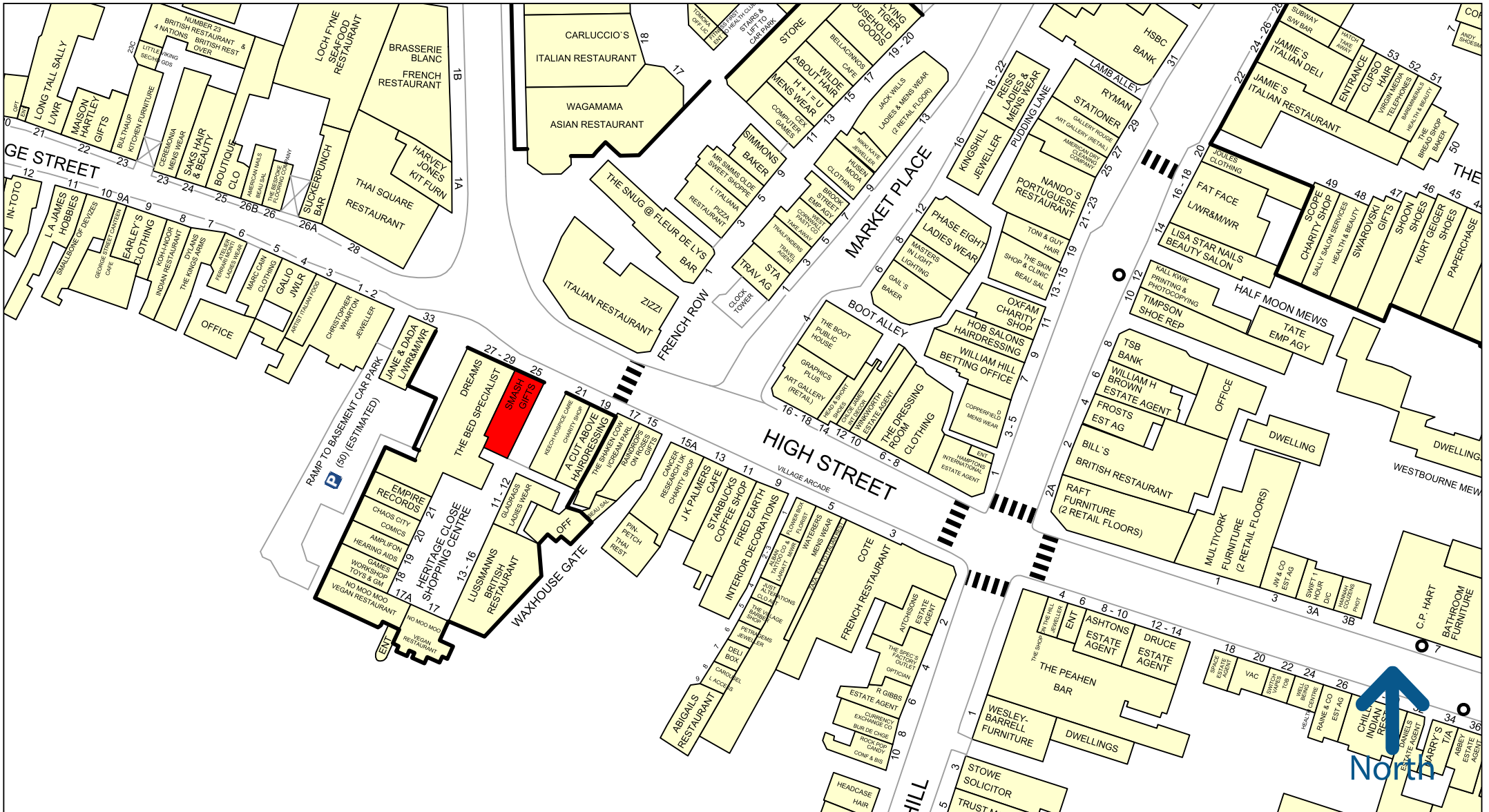
VIEWING | Strictly by appointment through this office with:

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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: 25/05/2018
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