

City Centre Retail Unit
Approx. 120.50 sq m (1,298 sq ft)



25 High Street, St Albans, AL3 4EH

To Let

- Prominent main road location with extensive return frontage
- At entrance to Heritage Close shopping centre
- A1 permitted use
- Open plan to ground floor with basement sales/storage
- Roller shutter security grills
- Recently refurbished to a high standard



RICS



INVESTORS IN PEOPLE



T: 01727 843232

Email: matthew.bowen@argroup.co.uk

www.argroup.co.uk

54-56 Victoria Street, St Albans, Hertfordshire AL1 3HZ

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St Albans
Hertfordshire
AL3 4EH

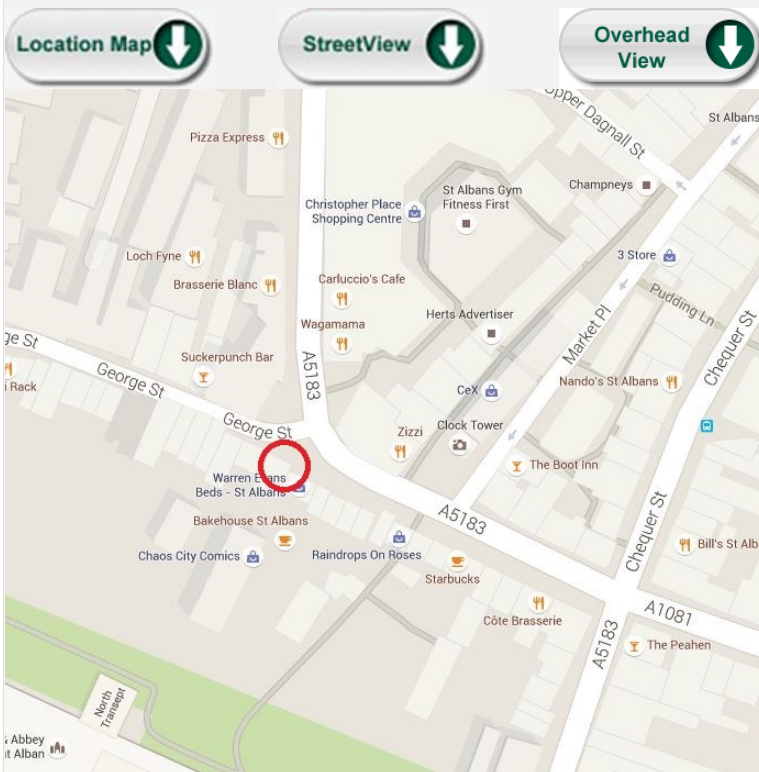


Description

The premises comprise an open plan retail unit currently with permitted use within Use Class A1. There is an extensive return frontage to the entrance to Heritage Close and so the property has a very prominent position. There are WC facilities to the rear and stairs to the lower ground floor which is used currently for storage and sales but could be used for retail sales in its entirety. Additionally the property benefits from electronically operated security grills to all windows and has recently been refurbished.

Location

The premises are situated in a prominent position fronting onto the High Street in Central St Albans and opposite the historic Clock Tower in Market Place. The position is highly visible with a large pedestrian and vehicular flow and is well positioned for access to the Heritage Close Shopping Centre and public car parks.



Floor Area

The net internal floor areas are as follows:

Ground	825 sq ft	(76.60 sq m)
Lower Ground	473 sq ft	(43.90 sq m)
TOTAL	1,298 sq ft	(120.50 sq m)

Rent

On application.

Terms

The premises are available by way of a new FRI lease

Planning

Currently Use Class A1.

Business Rates

From verbal enquiries we understand the current rateable value is £32,500 with rates payable in the order of **£15,145** per annum.

Energy Performance Rating

Band D - 83

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 joint agents

Aitchison Raffety 01727 843232 - Matthew Bowen

Brasier Freeth 01707 396733 - James Oliver

IMPORTANCE NOTICE

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