





Collinson  
Hall

## LOCATION

Centrally located class E shop in St Albans available to let with WC. St Albans is a prosperous and historic market town, strategically situated some twenty miles north-west of central London. The city enjoys excellent road and rail communications with the M25 (J21A), M1 (JG) and A1 (M) (J3) motorways all within approximately six miles distance. St Albans mainline railway station provides for rapid access to St Pancras International (approximate travelling time twenty minutes).

## DESCRIPTION

Class E Retail Unit to Let by way of assignment of existing lease.

## LEASE

The premises are being offered by way of an assignment of lease, on terms to be agreed or by way of a new lease subject to agreement with the Landlord company.

## RENT

The rent is £17,000 per annum. Rent review currently outstanding.

## ACCOMMODATION

The approximate net internal floor area is 633 sq ft / 58.84 m2 excluding WC.

## OCCUPATIONAL LEASE

Copy available on request. Lease expiring 18<sup>th</sup> August (outside of Landlord & Tenant Act). Rent reviews due at 19/8/2026 and 19/8/2031

## BUSINESS RATES

We have checked the VOA website and the rateable value stated is as below:

Rateable Value £9,540

*\*Business Relief may be available to reduce the Business Rates Liability to nil subject to confirmation with the Business Rates Department at St Albans City and district Council*

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

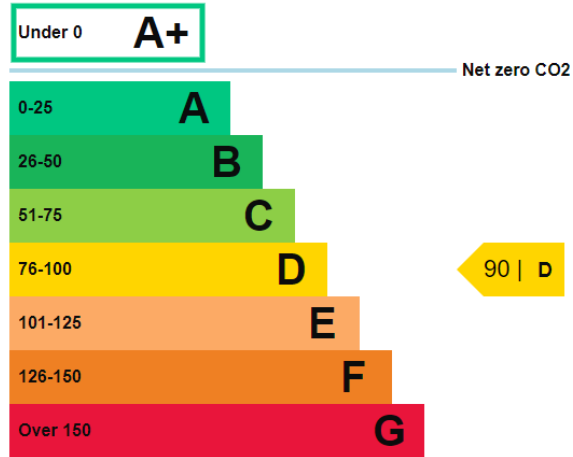
NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)  
D 90

## VAT

The property is not elected for VAT.

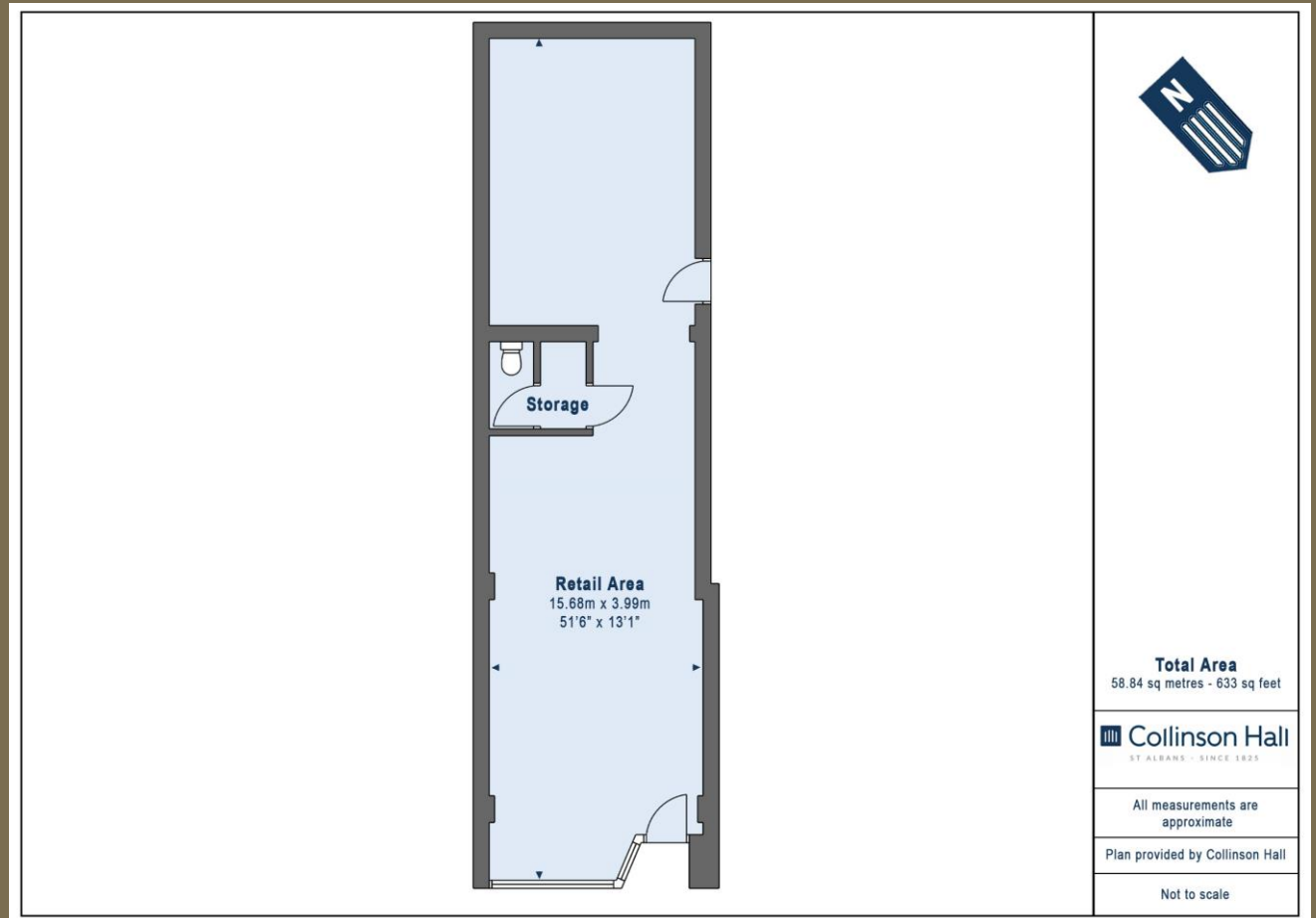


This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



[collinsonhall.co.uk](http://collinsonhall.co.uk)

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: [stalbanmail@collinsonhall.co.uk](mailto:stalbanmail@collinsonhall.co.uk)