





Collinson
Hall

37 CATHERINE STREET, ST ALBANS, AL3 5BX

LOCATION

The property is situated in Catherine Street. This is an established area with a wide variety of retail outlets and services represented nearby. 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 unit available October 2022 to let. The property comprises a ground floor retail premises, on the basis of a new lease.

LEASE

The premises are offered by way of a new lease (outside Landlord & Tenant Act).

RENT

The rent is £14,250 pa excluding business rates

ACCOMMODATION

The approximate net internal floor area is 428 ft² / 39.72 m² including WC.

BUSINESS RATES

£7,400 business rates from 01/04/2017

LEGAL COSTS

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

NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)
E124

VAT

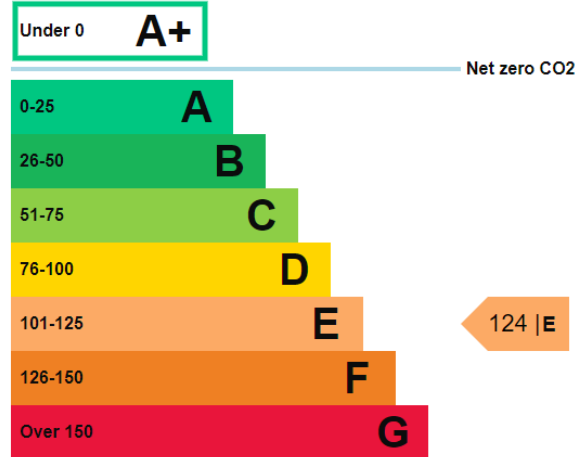
The property is not elected for VAT.

For more information, please contact: commprop@collinsonhall.co.uk or call us on 01727 843222 option 4



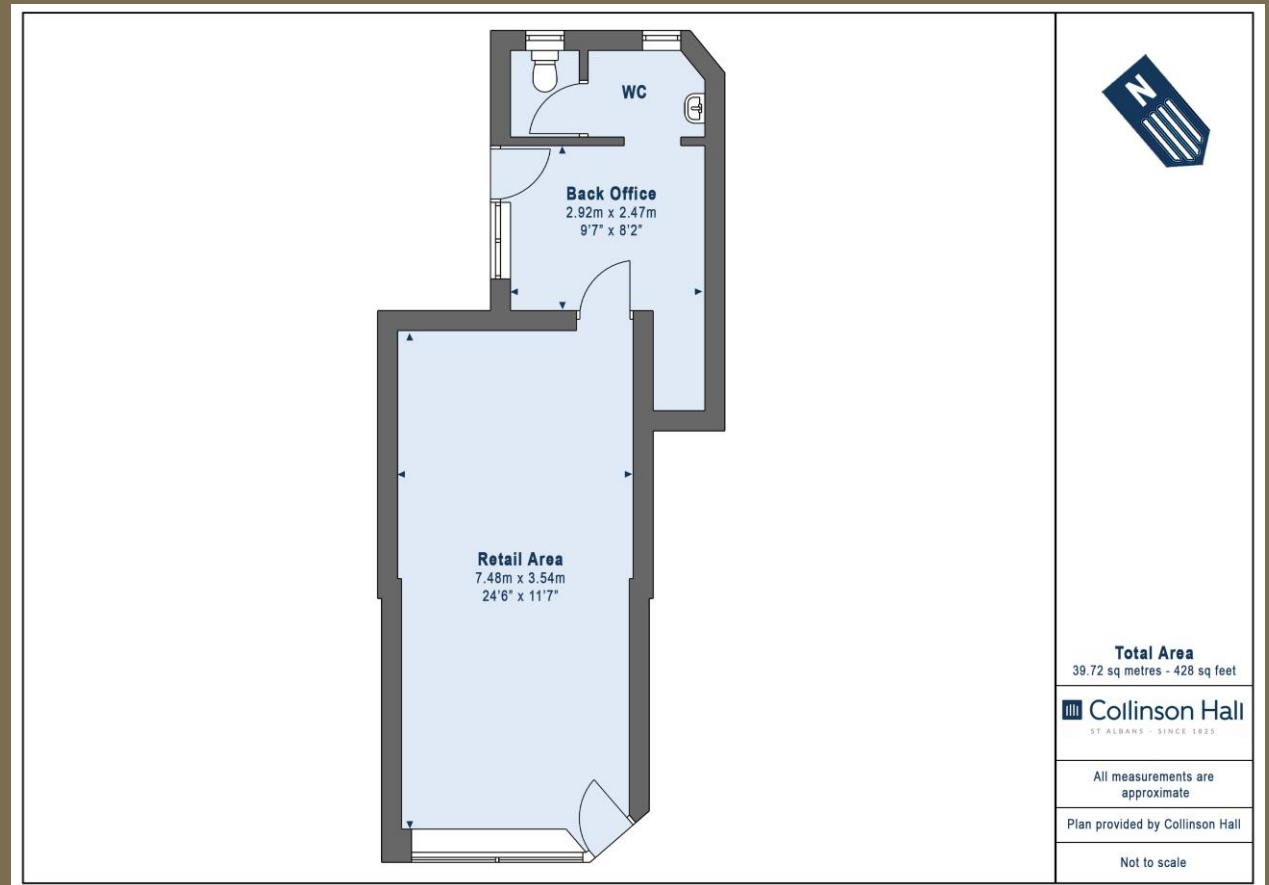
Energy efficiency rating for this property

This property's current energy rating is E.



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

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk