

COMMERCIAL

Collinson Hall

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FOR SALE / TO LET A3/A4 WINE BAR / RESTAURANT

26A GEORGE STREET ST ALBANS
HERTFORDSHIRE AL3 4ES



CHARACTER PERIOD BUILDING
TWO TRADING FLOORS
CLOSE TO BRASSERIE BLANC, LOCH FYNE, PIZZA EXPRESS
WITHIN EVENING ENTERTAINMENT DISTRICT
SELF CONTAINED

9 – 11 VICTORIA STREET ST ALBANS HERTFORDSHIRE AL1 3JJ

telephone
email
website

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LOCATION

The property is situated adjacent to the Thai Square restaurant at the top end of George St, close to the junction with Verulam St within the Cathedral Quarter and just a short distance from the City Centre where many household names are represented.

St Albans is a prosperous and historic market town, strategically situated some 20 miles north west of central London. The City enjoys excellent road and rail communications with the M25, M1 and A1(M) motorways all within easy reach. St Albans mainline railway station provides for rapid access to St Pancras International (approximate twenty five minutes).

George Street offers a wide range of goods and services. It also forms part of the City tourist trail and evening entertainment circuit.

Nearby occupiers include Brasserie Blanc, Loch Fyne, Wagamama, Zizzi and Pizza Express.

DESCRIPTION

The premises are most distinctive within this historic district offering glazed frontage and deep recessed porchway giving access from George Street. Internally, the ground floor is open plan, the upper floor containing two interconnecting full apex trading areas, cloakrooms to rear.

Throughout there are many period features helping to provide character and atmosphere ideally suited to a restaurant or wine bar use.

THE ACCOMMODATION COMPRISES

Ground Floor 703sqft (65.31sqm)

First Floor 640sqft (59.46sqm)

Total 1343sqft (124.77sqm)

VALUE ADDED TAX (VAT)

The vendors advise us the property is elected for VAT therefore VAT will be payable on the rent.

TERMS

Rent £45,000 per annum exclusive
Freehold £750,000 vacant possession

BUSINESS RATES

Interested Parties should make their own enquiries with St Albans City and District Council (TEL 01727 866100).

For guidance, from verbal enquiries with the Local Rating Authority, we are advised of the following

Rateable Value £50,000
Business Rates per annum for 2015-16 £24,650

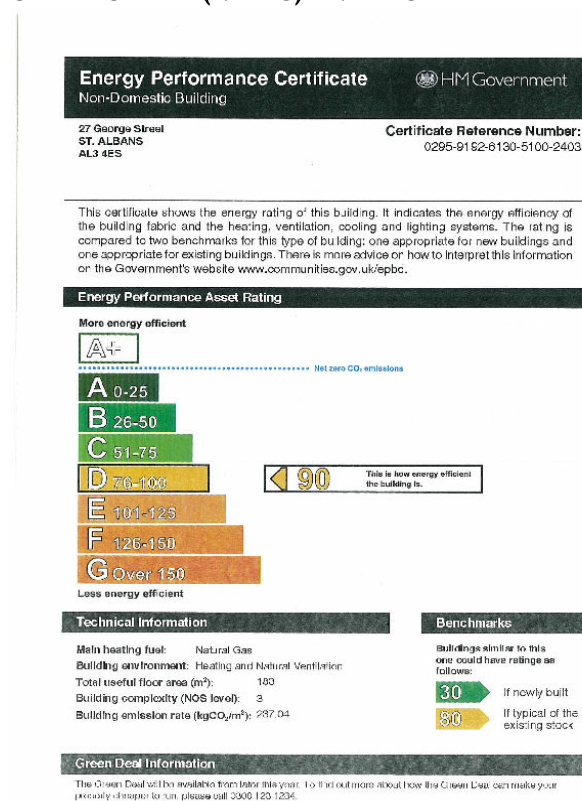
SERVICES

New gas, electric and water connections are required.

LEGAL COSTS

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

NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC) AND EPC



VIEWING

By prior appointment with the vendors agents on 01727 794101

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