



Collinson
Hall Commercial

LOCATION

The property is situated in London Road close to the city centre. This is an established area with a wide variety of retail outlets and services represented. 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 (J6) 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

The property comprises a ground floor A1/A2 retail premises

FACILITIES

- Heating
- Power Points/Telephone Points
- 2 x WC
- Kitchen
- Meeting Room

ACCOMMODATION

The approximate net internal floor is: 1398.7 sq ft./129.9 sq m.(inc. WC's).

LEASE

The premises are being offered by way of assignment. Lease expiry date is 20th March 2027. Rent review dates 21st March 2021 and 21st March 2025. (Excluded from Section's 24-28 inclusive of the Landlord and Tenant Act 1954 as amended). Potential for a new lease to be granted, by way of negotiation, on terms to be agreed.

RENT

£29,000 per annum exclusive.

BUSINESS RATES

According to the VOA website the rateable value stated is as below:

Rateable Value	£22,750
Rates Payable for 2019 - 2020	£11,466

LEGAL COSTS

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

NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)

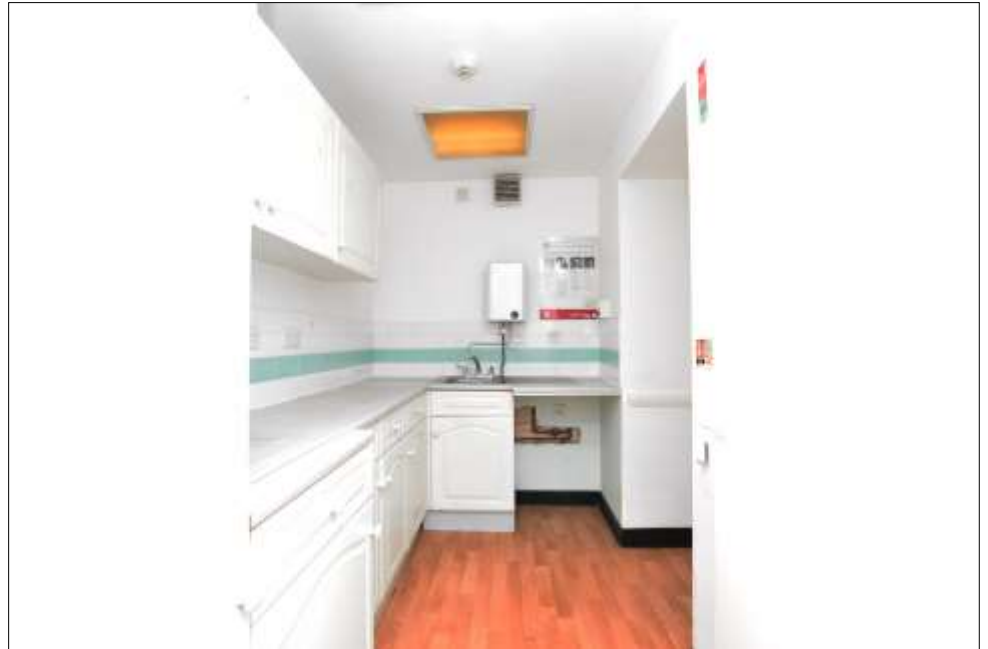
C65

VAT

VAT is applicable.

For more information, please contact the Commercial Department on 01727 843222 option 4 or email commprop@collinsonhall.co.uk





Energy Performance Certificate

Non-Domestic Building



1 Canberra House
London Road
ST. ALBANS
AL1 1LE

Certificate Reference Number:
9488-3019-0004-0700-0471

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

65

This is how energy efficient the building is.

Net zero CO₂ emissions

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 118
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

62 If newly built

103 If typical of the existing stock

Ground Floor

Approx. 120.9 sq. metres (1308.7 sq. feet)



Total area: approx. 120.9 sq. metres (1308.7 sq. feet)

PREPARED BY COLLINSON HALL ESTATE AGENTS
Plan produced using Planity