



Collinson
Hall Commercial

LOCATION

The property is situated in Hatfield 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 ground floor shop and basement - A1 use.

FACILITIES

- Heating
- Power Points
- Telephone Point available
- Basement

LEASE

The premises are available by way of a new lease.

RENT

£16,850 per annum, exclusive of insurance, utilities, business rates and a contribution towards external repairs and decoration.

ACCOMMODATION

The approximate net internal floor areas are:
Ground Floor Shop and Basement 688.2 sq ft / 63.9 sq m

BUSINESS RATES

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

Rateable Value £13,500

Rates Payable for 2019 - 2020 £6712.42*

**Please note that 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)

C72


VAT

The property is not elected for VAT.

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





Energy Performance Certificate  HM Government
Non-Domestic Building

115 Hatfield Road
ST. ALBANS
AL1 4JS

Certificate Reference Number:
9700-5950-0361-3980-1014

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

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

Less energy efficient

72 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	81
Assessment Level:	3
Building emission rate (kgCO ₂ m ² per year):	57.85
Primary energy use (kWh/m ² per year):	342.21

Benchmarks:

Buildings similar to this one could have ratings as follows:

37 If newly built

100 If typical of the existing stock

Basement
Approx: 13.4 sq. metres (144.0 sq. feet)

Basement
8.21m x 5.20m
(26'11" x 17'1")

First Floor
Approx: 50.8 sq. metres (544.2 sq. feet)

Shop
9.39m x 2.88m
(30'10" x 9'5")

Total area: approx. 63.9 sq. metres (688.2 sq. feet)

PROVIDED BY COLLINSON HALL ESTATE AGENTS
Plan produced using PlanIt.