





## LOCATION

The property is situated in Markyate, St Albans. Markyate is located in North West Hertfordshire approximately equidistant between Harpenden, Luton and Dunstable town centres. There are excellent road links with the M1 (Junction 11) being within 2 miles to the East.

## DESCRIPTION

The property comprises a ground floor B1/A1/A2 retail premises (subject to planning permission).

## FACILITIES

- Reception Area
- Security Alarm System
- Heating
- Power Points/Telephone Points
- 2 x WC
- Kitchen
- Storage
- 2 Car Parking Spaces

## ACCOMMODATION

The approximate net internal floor is: 1094 sq ft./101.6 sq m.(inc. WC's).

## LEASE

The premises are being offered by way of a new lease.

## RENT

£15,000 per annum exclusive of occupational costs.

## BUSINESS RATES

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

|                               |           |
|-------------------------------|-----------|
| Rateable Value                | £8,200    |
| Rates Payable for 2019 - 2020 | £4132.80* |

*\*Please note that Business Relief may be available to reduce the Business Rates Liability subject to confirmation with the Business Rates Department at Dacorum Borough Council.*

## LEGAL COSTS

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

## NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)

E125 (Category E)

## VAT

VAT is applicable.

**For more information, please contact the Commercial Department on 01727 843222 option 4 or email [commprop@collinsonhall.co.uk](mailto:commprop@collinsonhall.co.uk)**





## Energy Performance Certificate

Non-Domestic Building



Town & Country Estate Agents  
32f High Street  
Markyate  
St. Albans  
AL3 8PB

Certificate Reference Number:  
0250-0538-0889-4929-2096

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](http://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

125

This is how energy efficient the building is.

### Technical Information

|  |                                 |
|--|---------------------------------|
| Main heating fuel:   | Natural Gas                     |
| Building environment:  | Heating and Natural Ventilation |
| Total useful floor area (m <sup>2</sup> ):                           | 98                              |
| Assessment Level:  | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): | 118.93                          |
| Primary energy use (kWh/m <sup>2</sup> per year):                    | 700.04                          |

### Benchmarks

Buildings similar to this one could have ratings as follows:

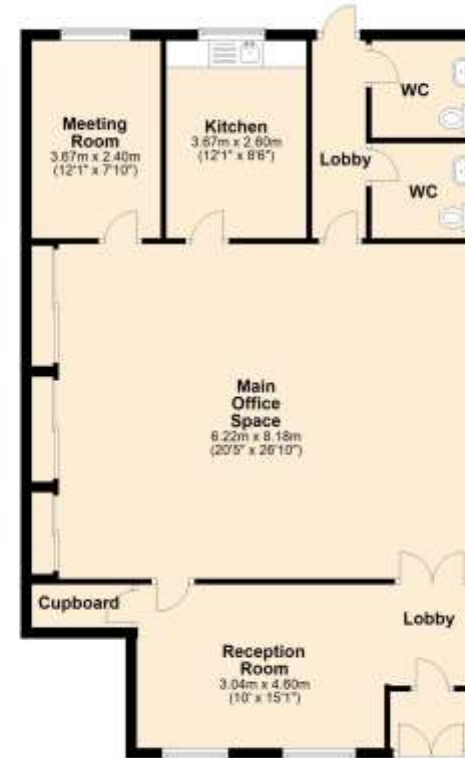
21

if newly built

62

if typical of the existing stock

### Ground Floor



PROVIDED BY COLLINSON HALL ESTATE AGENTS  
Plan produced using PlanIt.