



37 Catherine Street, St Albans, Herts, AL3 5BJ

RETAIL UNIT TO LET

- Prominent location
- Close to city centre
- Ground floor shop with basement
 - New Lease
- 372ft² / 35.56m²
(plus Basement)

LOCATION

The property is situated in Catherine Street 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, with separate rear room and WC.

FACILITIES

- Glazed Shop Front
- Lighting
- Power Points
- WC
- Carpeted Floor
- Under stairs storage cupboard
- Security Bars to rear windows
- Phone Socket
- Basement Store

LEASE

A New 10 year lease is available by arrangement the lease will be Internal repairing plus payment of insurance and a service charge. The lease will be subject to an upward only rent review on the expiry of the 5th year as appropriate. The lease will be excluded from the security of tenure provisions of the 1954 landlord and tenant act part II as amended

RENT

£12,000 per annum exclusive.

ACCOMMODATION

The approximate net internal floor areas are –

Ground floor shop	294ft ² /27.31m ²
Rear room	78 ft ² /7.25m ²
TOTAL	372ft ² /34.56m ²
Basement	169ft ² /15.7m ²

BUSINESS RATES

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

Rateable Value £7,400

Interested parties should also make their own enquiries at St Albans City Council.

LEGAL COSTS

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

NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC) – E 124

VAT

The rent quoted is exclusive of VAT.

All enquiries to Collinson Hall on 01727 843222 option 4 or Richard.Fane@collinsonhall.co.uk

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 measurements are approximate, 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. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.