





## LOCATION

The property is situated in Catherine Street. This is an established area with a wide variety of retail outlets and services represented nearby. 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 retail premises.

## FACILITIES

- Heating
- Power points
- Telephone point available
- WC

## ACCOMMODATION

The approximate net internal floor is: 341.3 sq ft. (inc. WC).

## LEASE

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

## RENT

£10,650 per annum exclusive of occupational cost.

## BUSINESS RATES

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

Rateable Value £4,850

Rates Payable for 2019 - 2020 £2,381.35\*

*\*Please note that Business Relief may be available to reduce the Business Rates Liability 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)

C62

## VAT

VAT is not 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



45, Catherine Street  
ST. ALBANS  
AL3 5BN

**Certificate Reference Number:**  
0980-0431-0579-1307-8002

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+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

62

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	34
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	94.09
Primary energy use (kWh/m <sup>2</sup> per year):	556.59

### Benchmarks

Buildings similar to this one could have ratings as follows:

24

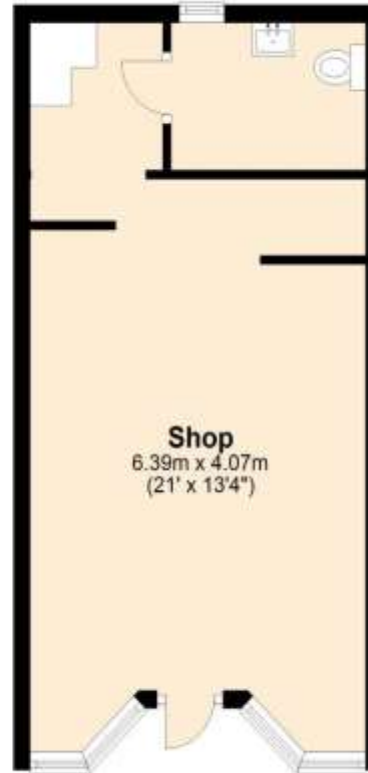
If newly built

71

If typical of the existing stock

### Ground Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



### Shop

6.39m x 4.07m  
(21' x 13'4")

Total area: approx. 31.7 sq. metres (341.3 sq. feet)

PROVIDED BY COLLINSON HALL ESTATE AGENTS  
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