



2 Merchant House, 160 – 164 London Road, St Albans, AL1 1PQ

RETAIL UNIT TO LET

- Prominent Location
 - Fully refurbished
- Close to city centre
- Ground floor shop
 - New Lease
- 257 ft² / 23.88m²

LOCATION

The property is situated on London Road to the east side of St Albans, approximately one mile from the city centre. This is an established area with a wide variety of retail outlets and services represented. A substantial residential development is underway opposite. 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 distant. 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 shop/kitchen/WC

FACILITIES

- Newly decorated
- Light and power
- Glazed shop front
- WC with sink and water heater
- Timber floor

LEASE

A new lease is available by arrangement. The lease will be Internal repairing, plus payment of insurance and a service charge.

RENT

£8,550 per annum exclusive.

ACCOMMODATION

The approximate net internal floor areas are –

Ground floor shop/kitchen 257ft² / 23.88m²

BUSINESS RATES

We have checked the VOA website and the rateable value is Rateable Value Rates payable 2016 - 2017

LEGAL COSTS

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

NDEPC

VAT

The premises are not registered for VAT and therefore VAT will not apply.

**ENQUIRIES AND VIEWINGS ARE STRICTLY THROUGH THE AGENTS
Richard Fane 01727 843222 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.