





Collinson
Hall

NEW HOUSE PARK, ST. ALBANS, HERTFORDSHIRE, AL1 1UJ

LOCATION

The property is situated at New House Park, St Albans in a busy residential area in a parade of shops. This is an established area with a 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/LEASE

Class E retail unit to let by way of a new lease on terms to be agreed.

Other uses will be considered.

RENT

The quoting rent is £15,250 per annum excluding service charge/building insurance.

Service charge/Insurance contribution for the period 1/1/2024-31/12/2024 - £1,400.

References/rent deposit will be required.

ACCOMMODATION

The premises are arranged on ground floor incorporating a self-contained WC. The approximate area on a net internal basis is 770 sq ft/ 71.49 sq m2 excluding WC.

BUSINESS RATES

Potential interested parties to make enquiries on a direct basis to establish business rates payable.

LEGAL COSTS

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

VAT

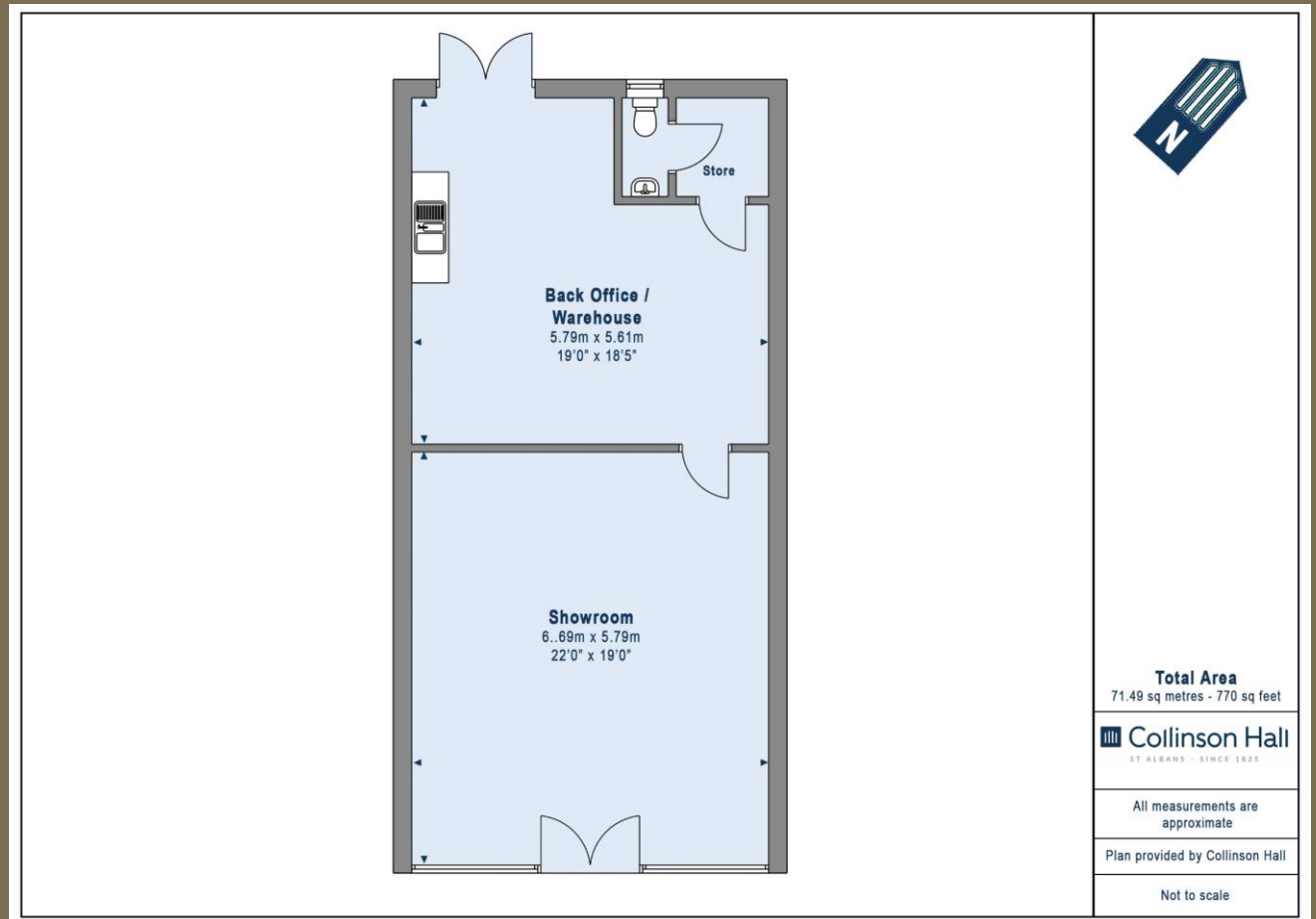
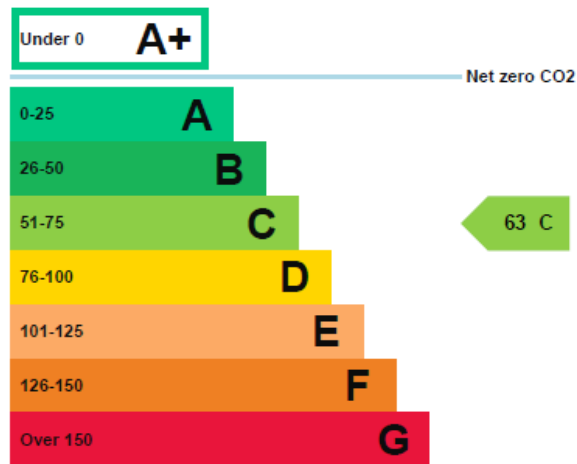
The property is not elected for VAT.

For more information, please contact: stalbansmail@collinsonhall.co.uk or call us on 01727 843222 option 4



Energy rating and score

This property's current energy rating is C.



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 room sizes are approximate and rounded: 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 for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk