





Collinson
Hall

CATHERINE STREET, ST. ALBANS, HERTFORDSHIRE, AL3 5BN

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

OFFICE TO LET

LEASE

The premises are being offered by way of a new lease on terms to be agreed.

RENT

The rent is £11,250 pa exc.

ACCOMMODATION

The approximate net internal floor area is 290 ft² / 26.9 m² excluding WC

BUILDINGS INSURANCE

The insurance premium will be approximately £200 per annum.

BUSINESS RATES

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

Rateable Value £6,300

Rates Payable for 2023-2024 * £TBC

**Business Relief may be available to reduce the Business Rates Liability to nil 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)
D81

VAT

The property is not elected for VAT.

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



Energy Performance Certificate

Non-Domestic Building



Renegade Tattoo
55 Catherine Street
ST. ALBANS
AL3 5BN

Certificate Reference Number:
0420-0434-2659-0623-1002

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ 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

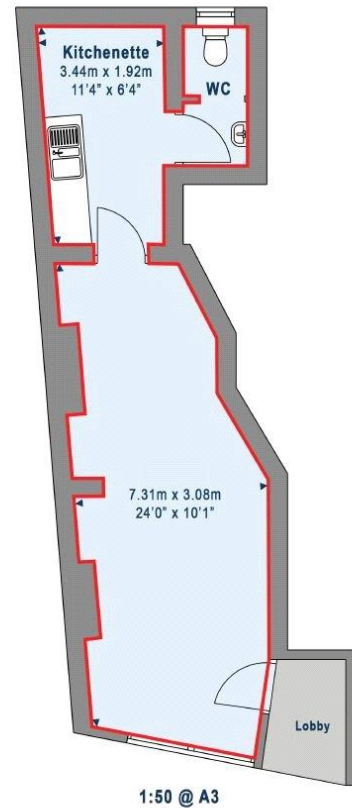
81 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 32
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 140.88
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
22 If newly built
64 If typical of the existing stock



1:1250 @ A3



Title:
Ground Floor Lease Plan

Address:

55 Catherine Street
St Albans,
AL3 5BN

Total Area
28.79 sq metres - 310 sq feet

Collinson Hall
ST ALBANS · SINCE 1825

Lease Plan provided by :

Collinson Hall Limited,
9-11 Victoria Street,
St Albans,
AL1 3UB

T: 01727 843222

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.



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