





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 (JG) 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

The property comprises retail/office premises – Class E.

BUSINESS RATES

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

Rateable Value	£6,300
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LEASE

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

**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*

RENT

The rent is £11,250 per annum.

LEGAL COSTS

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

ACCOMMODATION

The approximate net internal floor area is 310 ft² / 28.79 m² excluding WC.

NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)
D 81

VAT

The property is not elected for VAT.



Energy Performance Certificate

Non-Domestic Building



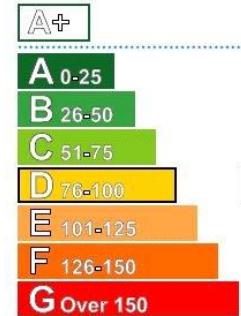
Renegade Tattoo
55 Catherine Street
ST. ALBANS
AL3 5BN

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



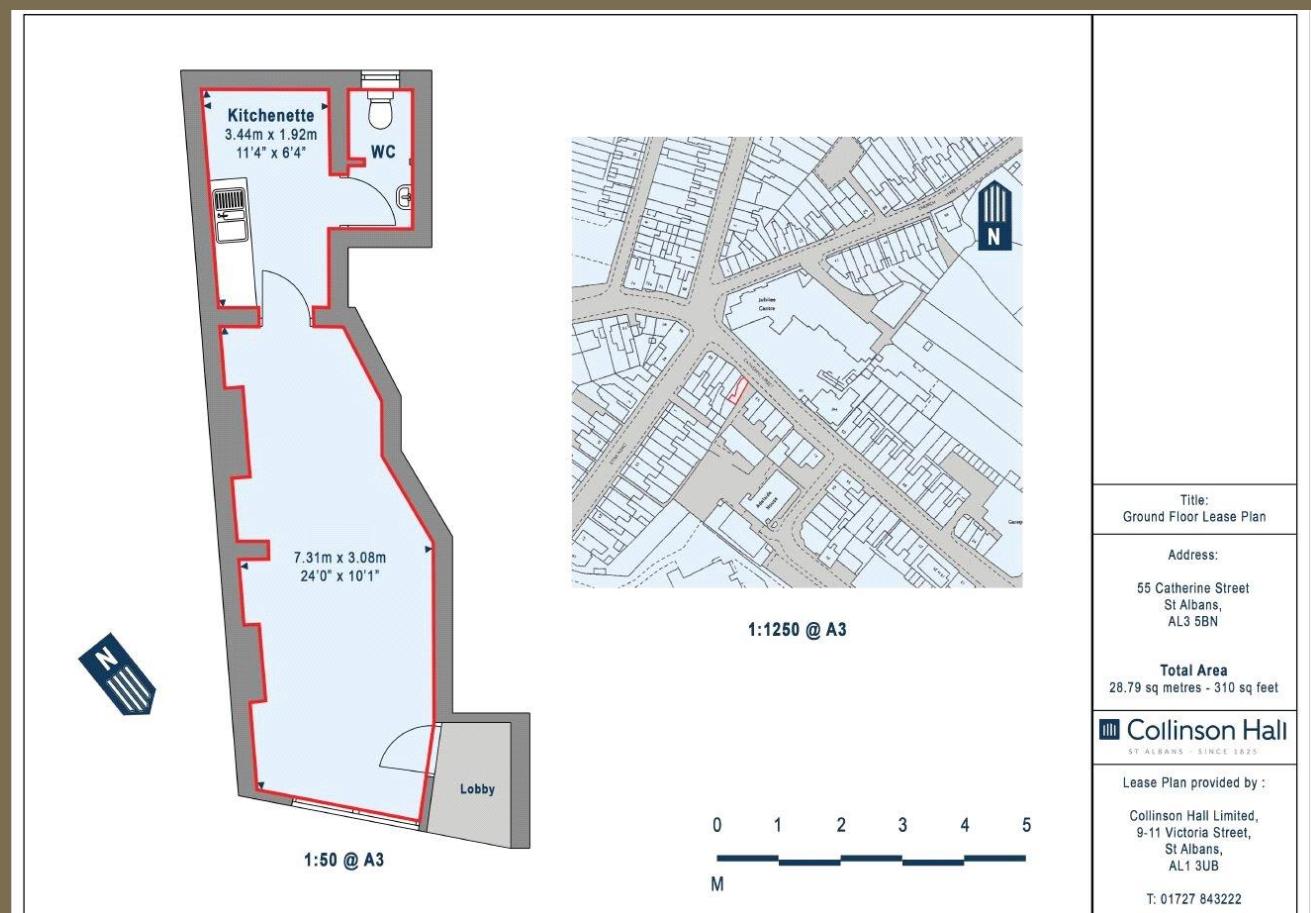
81
This is how energy efficient
the building is.

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



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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