





Collinson
Hall

ST. PETERS STREET, ST. ALBANS, AL1 3ET

LOCATION

The property is situated on St. Peters Street in St. Albans, and is part of a popular local parade leading on from the prime retail area in St. Albans, 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.

DESCRIPTION

City Centre ground floor retail unit. The property comprises a ground premises with one car parking/loading area.

BUSINESS RATES

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

Rateable Value £13,000 Actual rates payable tbc

LEASE

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

**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 £16,750 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 477 ft² / 44.3 m² excluding WC.

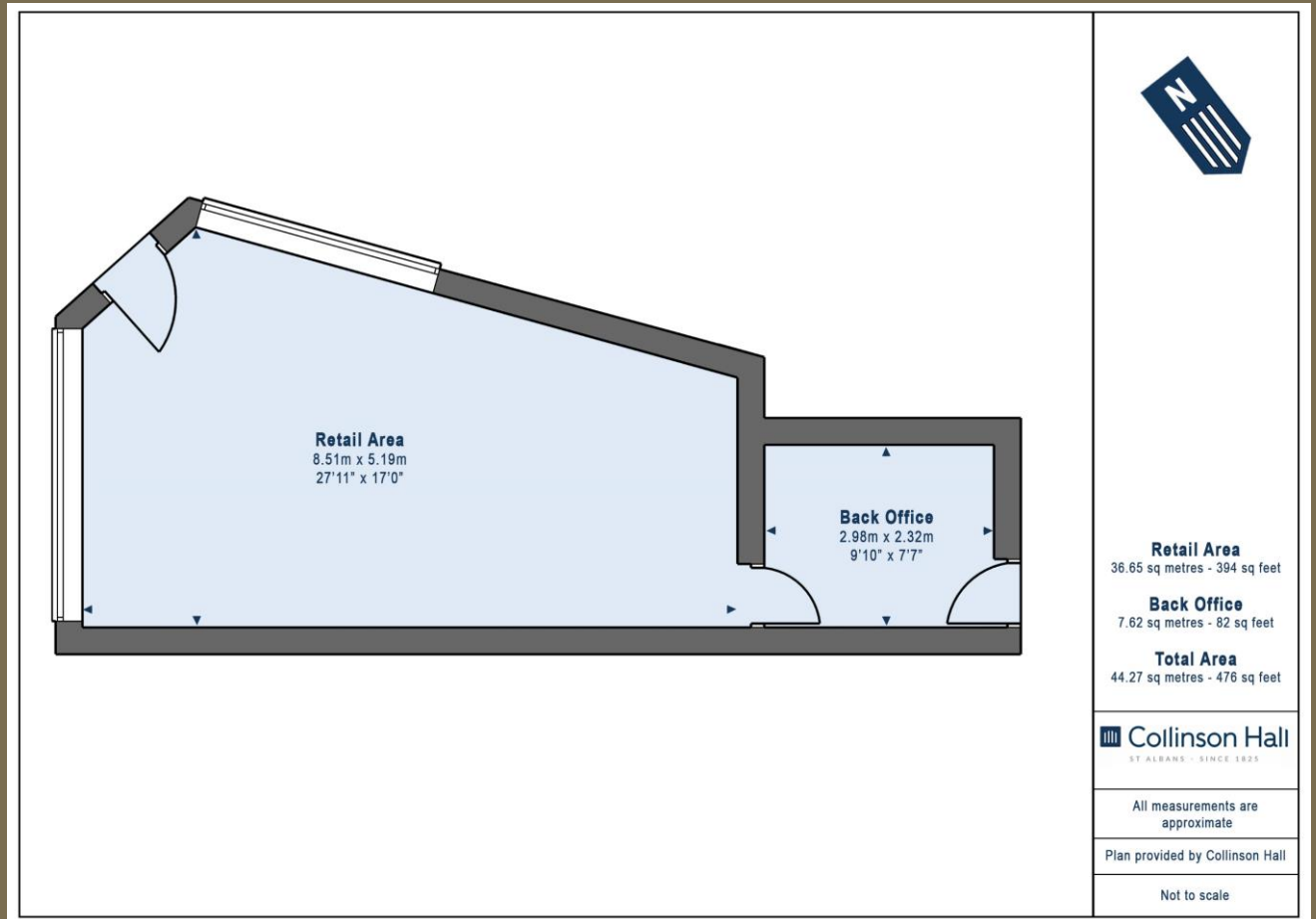
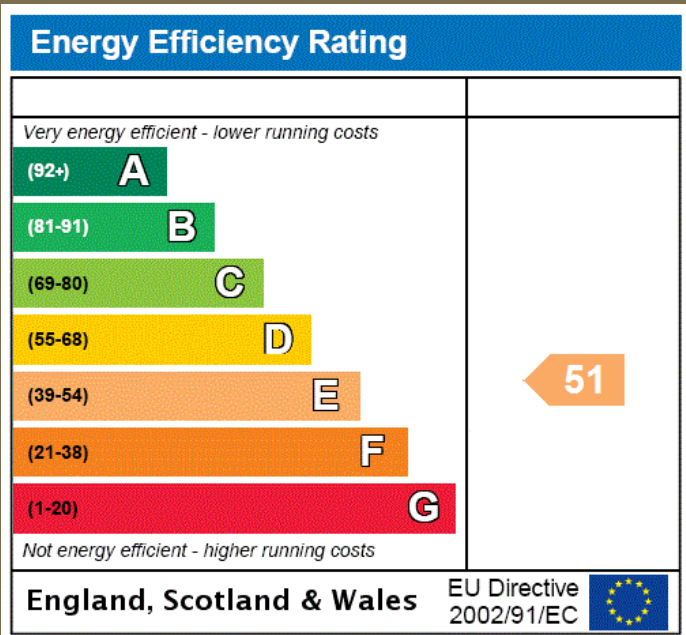
NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)
E51

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





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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