





45 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 (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

The property comprises a ground floor retail premises.

FACILTIES

- Power Points
- Telephone point available
- WC

LEASE

The premises are being offered by way of a new lease. Please note that although retail and A2 use will be considered, a specific prohibition will be in place in respect of residential agency use for lettings/sales purposes.

RENT

The rent is £14,975 per annum exclusive of occupational costs.

ACCOMMODATION

The approximate net internal floor area is 34.15 sq m or 368 sq ft including WC.

BUSINESS RATES

According to the VOA website the rateable value stated is as below:

Rateable Value

£4.850

Not Business Rates Payable

*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)

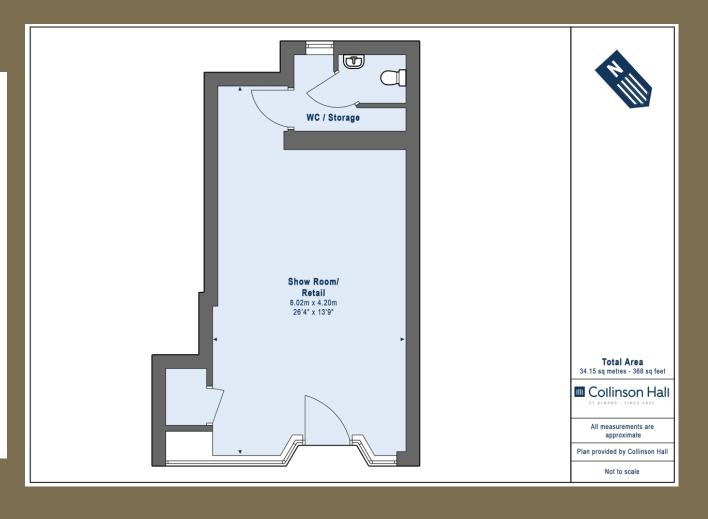
C62

VAT

VAT is not applicable.



Energy efficiency rating for this property This property's current energy rating is C. Under 0 A+ Net zero CO2 0-25 A 26-50 B 51-75 C 62 | C 76-100 D 101-125 E 126-150 F Over 150 G Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



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.

