

TO LET

RETAIL UNIT

Jessop & co



43 Hatfield Road, St Albans, AL1 4JE

- Close to city centre
- Thriving retail location
- Close to many long established retailers
- Ground floor retail unit
- Suitable for a variety of uses

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LOCATION

St Albans is a thriving cathedral city with a strong retailing centre and an affluent catchment population of close to 150,000. It is located approximately 20 miles north of central London and is a popular commuter city due to its excellent rail service in to central London.

SITUATION

The property is located on the north side of Hatfield Road to the east of St Albans railway station in a thriving retail location with a wide range of independent retailers and restaurants.

Hatfield Road forms busy thoroughfare linking the city centre with Hatfield in an affluent area of St Albans.

DESCRIPTION

The premises comprise a ground floor retail unit that has been extensively refurbished and having the benefit of basement accommodation.

The retail area is open plan with a kitchen and ancillary accommodation to the rear.

FLOOR AREA

The premises has the following dimensions & net internal floor areas:

| | | |
|--------------------|-----------|--------------|
| Internal Width: | 12ft 6ins | (3.80m) |
| Shop Depth: | 30ft 9ins | (9.38m) |
| Ground Floor Area: | 548 sq ft | (50.19 sq m) |
| Basement Area: | 52 sq ft | (4.82 sq m) |

All floor areas are in accordance with the RICS Code of Measuring Practice.

BUSINESS RATES

The property has a rateable value of £12,500.

A qualifying occupier will benefit from small business rates relief which will substantially reduce the amount of business rates payable.



QUOTING RENT

£16,500 per annum exclusive exclusive of VAT.

TERMS

The premises are available by way of a new effective full repairing & insuring lease for a term to be agreed.

A rent deposit may be required depending on the financial status of the tenant.

LEGAL COSTS

The incoming tenant is to contribute to the landlord's reasonable legal costs.

EPC

B (50).

For viewings and further information please contact:

Paul Jessop MRICS
Jessop & Co
01582 346110
paul@jessopco.co.uk

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