# TO LET Jessop RETAIL UNIT J&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

## 43 Hatfield Road, St Albans, AL1 4JE

### **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)

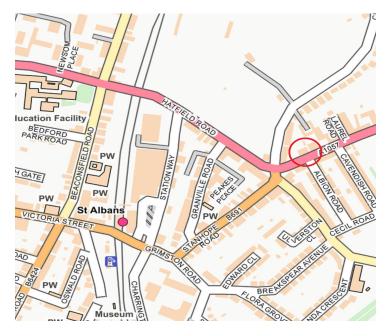
Ground Floor Area: 548 sq ft (50.19 sq m)
Basement Area: 52 sq ft (4.82 sq m)

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

### **EPC**

B (50).

For viewings and further information please contact:

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