

# TO LET

## HEALTH & FITNESS Jessop & CO



## 12b Chequer Street, St Albans, AL1 3XZ

- City centre health & fitness opportunity
- 847 sq ft or 1,704 sq ft
- Ground floor or ground & first floors available
- Located just off Chequer Street
- Potential for outdoor seating
- Suitable for a variety of uses

# 12b Chequer Street, St Albans, AL1 3XZ

## 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.

St Albans City Station provides Thameslink services to central London and to both London Luton and London Gatwick Airports.

## SITUATION

The property is located on the east side of Chequer Street which is a busy thoroughfare linking the city centre with St Albans Abbey and the historic area around Fishpool Street. Both the Christopher Place and Maltings Shopping Centres with their large shoppers car parks are both within a short walk.

There are numerous retail and restaurants operators close by including Fat Face, Ryman's, Timpson, HSBC, Joules, Nando's, Bill's, Megan's and Cote.

## DESCRIPTION

The premises form the ground floor & first floor of a two storey building located in Half Moon Yard which is accessed from Chequer Street through an archway. The premises are ideally suited for a variety of health & fitness uses.

The accommodation is available to let as a whole or as individual floors.

There is the possibility of outdoor seating in the outdoor courtyard subject to negotiation.

## FLOOR AREA

The premises has the following net internal floor areas if taken as both floors:

Ground Floor:	847 sq ft	(78.69 sq m)
First Floor:	857 sq ft	(79.62 sq m)

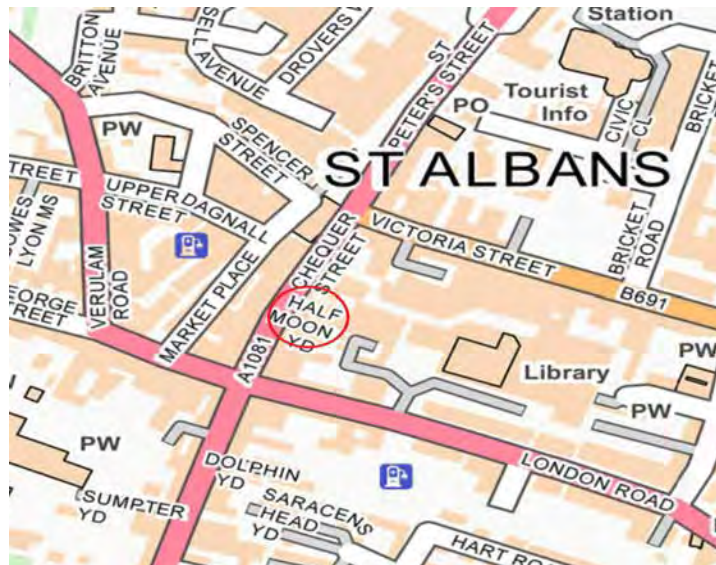
**Total: 1,704 sq ft (158.31 sq m)**

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

## BUSINESS RATES

To be re-assessed.

Further details on request.



## RENT

£55,000 per annum excl VAT.

Alternatively, the landlord will consider letting the ground floor at a rent of £30,000 per annum.

## TERMS

The premises are available to let on a new lease on terms to be agreed.

A shared service charge is payable for the upkeep of the external elements of the building.

A rent deposit will be required.

## LEGAL COSTS

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

## VAT

VAT is payable on all rents & rent deposit.

## EPC

C (75).

**For viewings and further information please contact:**

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