

# TO LET RETAIL

# Jessop &co



## 16 Market Place, St Albans, AL3 5DG

- City centre retail unit
- 534 sq ft (49.61sq m)
- Ground floor sales 300 sq ft (27.87 sq m)
- First floor ancillary 234 sq ft (21.74 sq m)
- Prime retail pitch
- Attractive character property

# 16 Market Place, St Albans, AL3 5DG

## 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, which provides Thameslink services to central London and both London Luton and London Gatwick Airports is within 0.5 miles of the property whilst St Albans Abbey Station, which provides services to Watford, is within 0.35 miles.

## SITUATION

The property is located on the east side of Market Place, busy pedestrianised thoroughfare linking the main retail pitch of St Peter's Street with the Christopher Place shopping centre and the speciality shopping areas of High Street and George Street. There is a twice weekly market along Market Place and St Peter's Street. Both the Christopher Place and Maltings Shopping Centres with their large shoppers car parks are both within a short walk.

Nearby retailers include Reiss, Kings Hill Jewellers, Gail's, White Stuff, Specsavers and Anthropologie.

## DESCRIPTION

The premises form a fully fitted ground floor retail unit with first floor ancillary accommodation benefitting from the following.

- Prime retail pitch
- Character property
- Fully fitted
- Air-conditioning
- Close to car parks
- Twice weekly market
- New lease from landlord

## FLOOR AREA

The net internal floor areas are as follows:

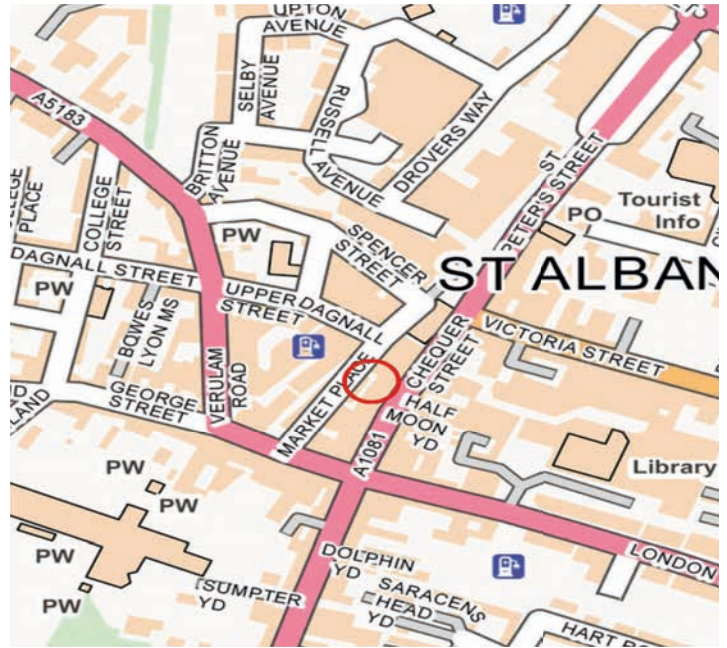
Ground Floor Retail: 300 sq ft (27.87 sq m)  
First Floor Ancillary: 234 sq ft (21.74 sq m)

**Total: 534 sq ft (49.61 sq m)**

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

## EPC

B (35).



## BUSINESS RATES

The premises will require a new rating assessment.

Further details on request.

## TERMS

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

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

## RENT

£30,000 per annum exclusive.

## LEGAL COSTS

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

## VAT

VAT is not payable.

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

**Paul Jessop MRICS**

**01582 346110**

**paul@jessopco.co.uk**

### Misrepresentation Act

Jessop & Co Ltd for themselves and the vendors or lessors whose agents they are, give notice that these particulars are for general guidance only and do not constitute any part of any offer or contract. All descriptions, dimensions, distance or area given or any reference made to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Jessop & Co Ltd has any authority to make or give any representation of warranty whatever in relation to this property. Any price or rent quoted might be subject to VAT and any prospective purchaser or tenant must satisfy themselves concerning the correct VAT position. We have not been able to test any services or installations and is advised that interested parties arrange for qualified persons to check them before entering to any commitment. Jessop & Co Ltd will not be liable in negligence or otherwise for any loss arising out of the use of these particulars. Aug 2025.



