

Retail Unit For Sale
367 ft² (34.10 m²)

**AITCHISON
RAFFETY**



19 Central Drive, St Albans, AL4 0UX

For Sale

- Busy neighbourhood parade
- Within 50 metres of Oakwood Primary school
- Within 100 metres of Beaumont Secondary school
- Single glazed timber shop front
- Security roller shutter
- Open plan retail area
- Rear storage & WC
- Retail customer parking to the front of the parade



RICS



INVESTORS IN PEOPLE



T: 01727 843232

Email: matthew.bowen@argroup.co.uk

www.argroup.co.uk

54-56 Victoria Street, St Albans, Hertfordshire AL1 3HZ

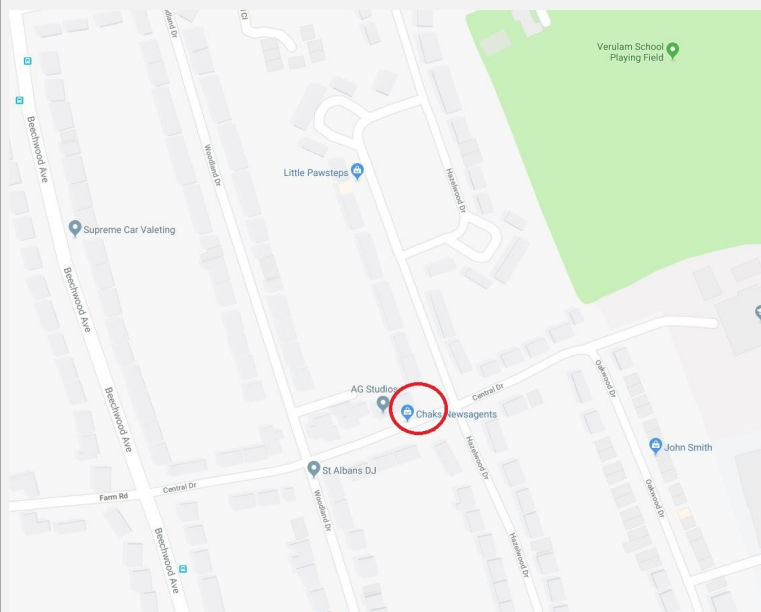
19 Central Drive
St Albans
Herts
AL4 0UX

Description

Comprises a prominent self contained ground floor retail unit currently used as a newsagents/off licence within a parade of similar retail units. There is an open plan retail area together with rear storage and WC. The unit benefits from a security roller shutter, LV spot lighting and a single glazed timber shop front. There are a number of retail customer parking spaces to the front of the parade,

Location

The parade is located within 50 metres of Oakwood Primary school and 100 metres from Beaumont secondary school and therefore has significant footfall during term time as well as a high density of residential properties in the surrounding area.



Floor Area

The approximate net internal floor area is: -

Retail Unit 367 ft² (34.10 m²)

Disposal

Available by way of an 800 year long lease commencing April 2002 and therefore having approximately 784 years remaining. The current ground rent is £250 per annum.

Price

Offers invited in the order of £180,000.

Business Rates

We understand that the Rateable Value is £7,700 (payable circa £3,590 per annum). Occupiers should be eligible for 100% rates relief, dependent on circumstances. We advise tenants to confirm this with St Albans District Council (01727 866100).

Energy Performance Rating

Band D - 90

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

We understand the property is not elected for VAT and therefore will not be charged on the sale.

Viewings

Strictly by appointment via the sole agents.

IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding.