

Retail Unit with A1/A2/A3 Use
2,714 sq ft (252.13 sq m)

**AITCHISON
RAFFETY**



22/23 The Maltings Shopping Centre, St Albans AL1 3HL

To Let

- Within the Maltings Shopping Centre
- Substantial footfall
- Additional frontage onto Victoria Street
- A1, A2 & A3 permitted use



RICS



INVESTORS IN PEOPLE



T: 01727 843232

Email: matthew.bowen@argroup.co.uk

www.argroup.co.uk

King House, 55 Victoria Street, St Albans, Hertfordshire AL1 3ER

22/23 The Maltings

St Albans

Hertfordshire

AL1 3HL

Description

A prominently positioned former restaurant unit situated at the entrance to the shopping centre from Victoria Street with dual frontage and benefitting from substantial footfall. The Maltings is the premier shopping centre destination within St Albans with 800 spaces in the customer car park. The unit was previously occupied as a restaurant but would also suit A1 or A2 uses.

Location

The Maltings is situated in the centre of St Albans with entrances from Victoria Street, London Road and Chequer Street.

Floor Area

The approximate gross internal floor area is:

Unit 22/23 2,714 sq ft (252.13 sq m)

Terms

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

Rent

£50,000 per annum exclusive

Business Rates

We understand that the Rateable Value is £51,000 with rates payable in the order of **£24,429 per annum.**

EPC

Awaited

Service Charge

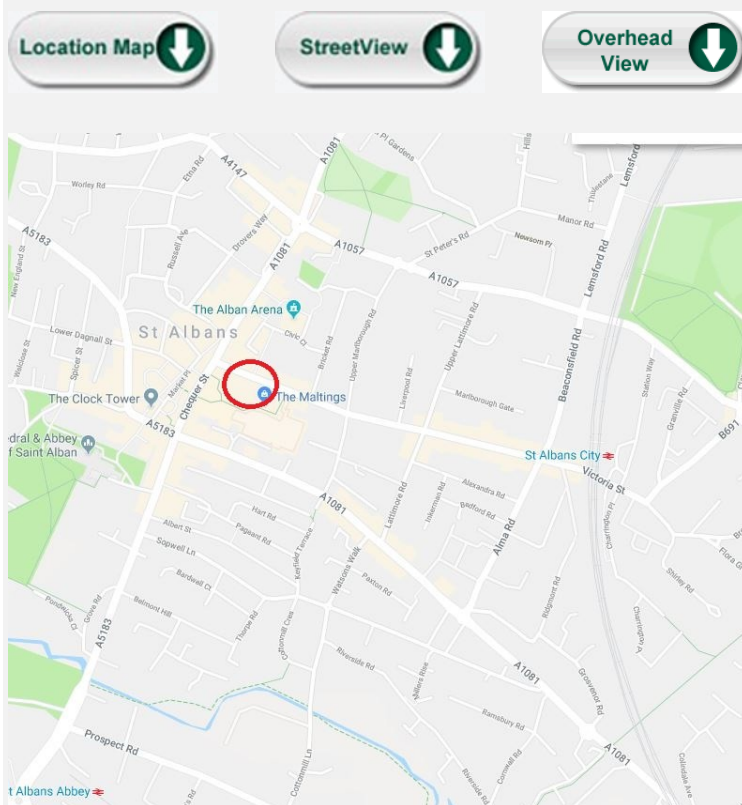
There is a service charge for the contribution towards external and common part repair and maintenance and buildings insurance. Currently £17,768 per annum.

VAT

We understand that the property is elected for VAT and is payable on the rental.

Viewings

Strictly by appointment via 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.