

Prime City Centre Retail Unit
Ground Floor Sales Area of 17,167 sq ft
(1,594.90 sq m)

**AITCHISON
RAFFETY**



67 St Peters Street, St Albans AL1 3EA To Let

- Prime retail location
- Significant prominent frontage to St Peters Street
- Ground floor sales with first floor and basement storage/ ancillary accommodation
- Nearby occupiers include Poundland, Tesco Metro, Marks & Spencer, Robert Dyas, Barclays and other multiple retailers



RICS



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67 St Peters Street
St Albans
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Description

The premises comprise a self contained three storey city centre retail unit formerly trading as Poundworld. There is a wide frontage with a substantial ground floor sales area with basement and first floor storage/ancillary accommodation.

Location

The premises are within the prime retail pitch of central St Albans with substantial footfall. Nearby occupiers include Poundland, Tesco Metro, Marks & Spencers together with a number of other multiple retailers and High Street Banks.

Floor Area

The net internal floor areas are as follows:

Frontage	45.6 feet	3.87 m
Ground Floor	5,748 sq ft	534.00 sq m
First Floor	6,103 sq ft	567.00 sq m
Basement	5,316 sq ft	493.90 sq m
Total	17,167 sq ft	1,594.90 sq m

Rent/Terms

The premises are available by way of new FRI lease for a term to be agreed at a quoted rent of **£150,000** per annum exclusive.

Planning

Class A1 (Retail)

Business Rates

From enquiries with the Local Authority we understand the current rateable value is £126,000 with rates payable in the order of £62,118 per annum.

Energy Performance Rating

Band C—73

Legal Costs

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

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents

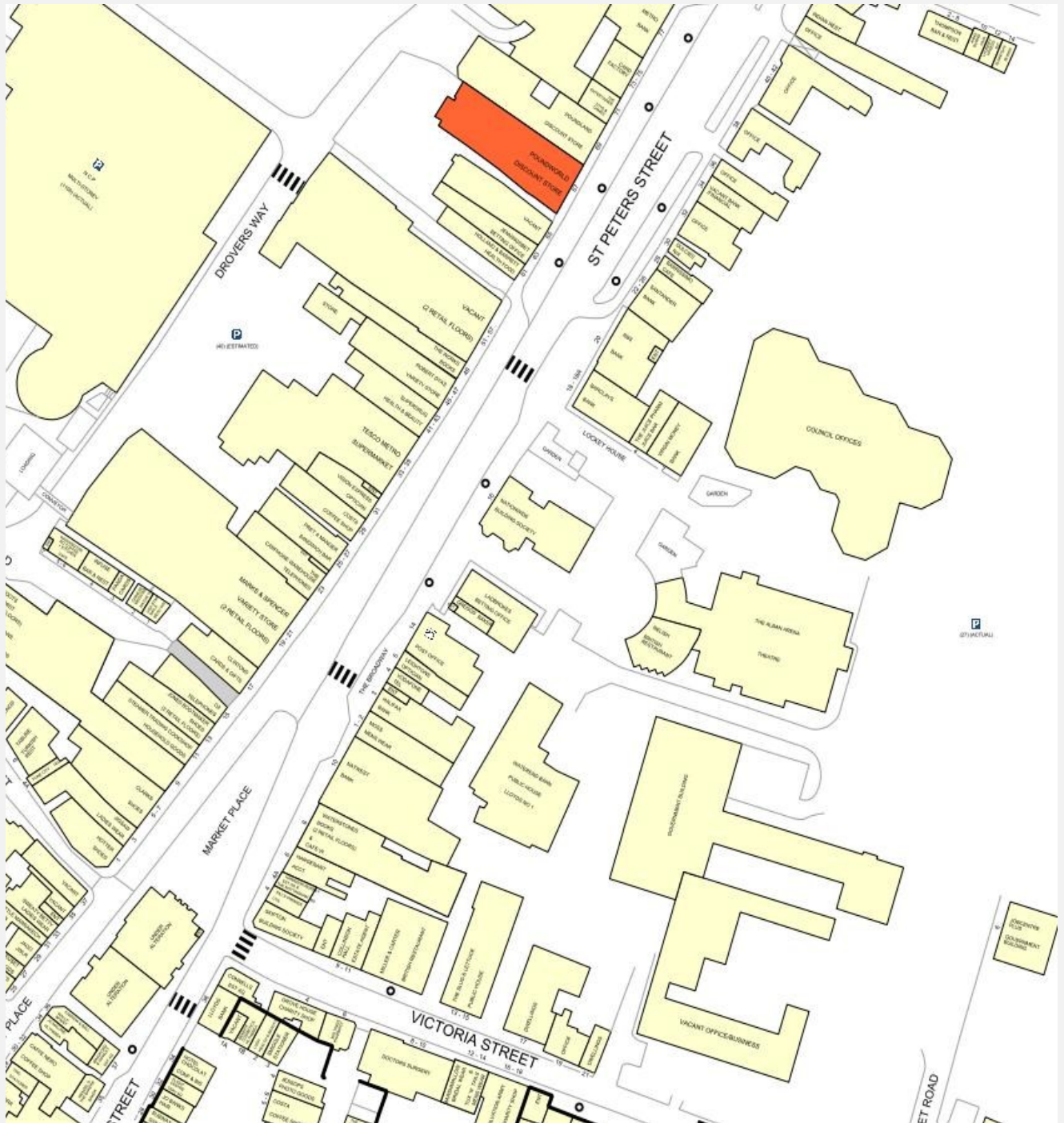
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