

St Albans City Centre
Prominent ground floor shop
444 sq ft (41.2 m2)

**AITCHISON
RAFFETY**



36 London Road - St Albans - AL1 1NG

To Let

- Prominent main road frontage
- Air conditioned
- Bay frontage
- Open plan sales area with ancillary storage
- £18,000 per annum



RICS



INVESTORS IN PEOPLE



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36 London Road
St Albans
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Description

A self contained retail unit providing an open plan sales area, and attractive bay frontage, with partitioned office and within a established row of similar retailers. To the rear of the shop is a storage area and tea point.

Location

The premises front on to London Road, close to its junction with High Street and Chequer Street. London Road is a popular retail location benefiting from a high level of passing pedestrian and vehicular traffic. The property is within a short walk of the prime retail pitch in central St Albans.

Floor Area

The internal floor areas are as follows:

Ground	444 sq ft	(41.2 sq m)
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Terms

The premises are available by way of a new FRI lease at a rent of £18,000 per annum exclusive.

Planning

Class A1/A2 (retail).

Service Charge

TBC

Business Rates

From the VOA website we understand that the current rateable value is £12,250 with rates payable being below £1,000 pa.

Energy Performance Rating

EPC rating—D 93

Legal Costs

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

VAT

All prices are quoted exclusive of VAT.

Viewings

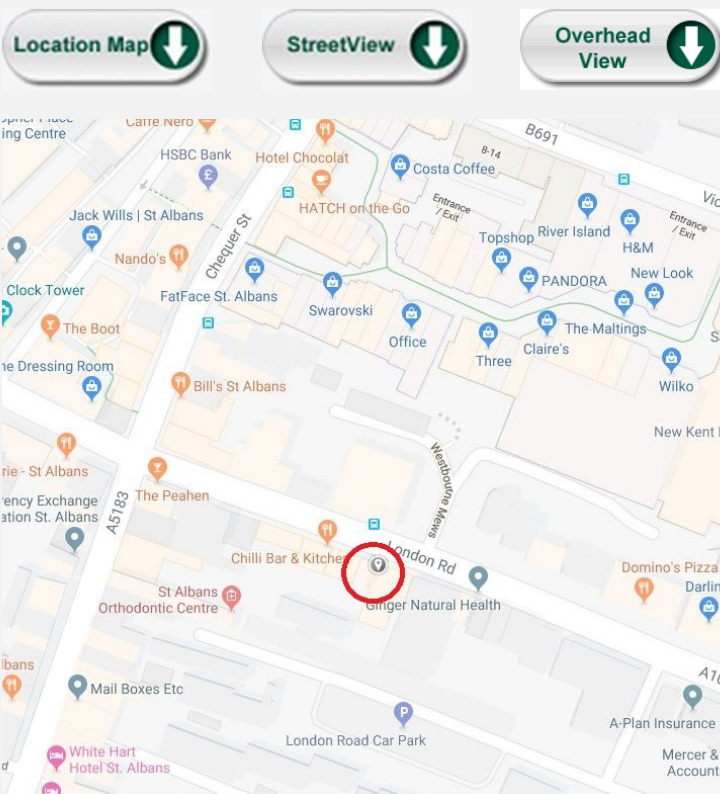
Strictly by appointment via sole agents.

Aitchison Raffety

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