

FAMILY RUN BUSINESS FOR SALE – DUE TO RETIREMENT

25 VESTA AVENUE, ST ALBANS, AL1 2PG



LOCATION

Rarely available, the premises are situated within a well-established parade of shops on Vesta Avenue, accessed from Watling Street and a short drive to St Albans Abbey Station and St Albans Town Centre.

DESCRIPTION

The property comprises a mid-terrace ground floor shop with off street parking to the front and is currently trading as a laundrette and a dry cleaning receiver shop.

Large Glazed Frontage
Fixtures & Fittings (separate negotiation)

WC Facilities
Rear Access

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

T 01923 239080

APPROXIMATE NET AREAS

Approximate net area:-

742 sq ft (68.93 sq m)

LEASE

Assignment of the current lease for a term of 7 years which we understand expires in March 2020.

RENT

£8,000 per annum exclusive. No VAT payable.

PREMIUM

By way of separate negotiation, the current tenant is seeking in the order of £67,000 for the goodwill of the business including the fixtures and fittings (Clarification upon request).

RATES

Rateable Value - £10,250

Rates payable 2018/2019 - £4,920

Rates payable should be verified with St Albans District Council, Tel: 01727 866100

Small Business Rates Relief may apply if this were a tenant's only business premises, where no rates would be payable in the current year.

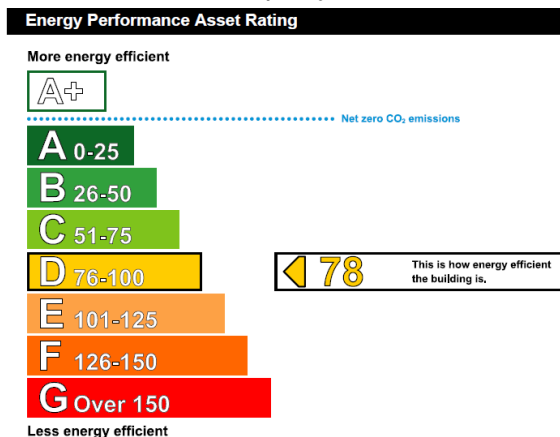
LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment only please with sole agent:-

Perry Holt & Co
T: 01923 239080
E: office@perryholt.co.uk



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