

Large character shop
Basement store and parking
Approx. 1,800 sq ft

**AITCHISON
RAFFETY**



1 Holywell Hill - St Albans - AL1 1ER
To Let

- Superb character features
- Visibility from High Street junction
- High level of passing vehicular traffic
- One allocated parking space
- Basement store
- Kitchen & WC



INVESTORS IN PEOPLE



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55 Victoria Street, St Albans, Hertfordshire AL1 3ER

1 Holywell Hill St Albans Hertfordshire AL1 1ER



Description

An attractive character shop, which provides a predominantly open plan sales / showroom area with exposed beams, a glazed frontage and basement storage. There is one allocated parking to the rear.

Location

The premises are situated at the top of Holywell Hill, close to its junction with High Street and Chequer Street in St Albans City Centre. The location benefits from a heavy flow of vehicular traffic and healthy pedestrian flow, being positioned close to the Cathedral and fronting on to one of the main arterial routes into St Albans city centre.

Floor Area

The net internal floor areas are as follows:

Ground Retail	1500 sq ft	(139 sq m)
Basement store	300sq ft	(28 sq m)
Total	1,800 sq ft	(167 sq.m)

Terms

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

Rent

£35,000 per annum exclusive.

Business Rates

From information held on the VOA website and subject to the tenant's eligibility for the Government's new rates relief scheme we believe the rates payable are in the order of £10,382 (2019/20). For tenants who are not eligible the rates payable would be higher. For further information please contact St Albans District Council - 01727 866100.

Legal Costs

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

VAT

We understand that the property is not currently elected for VAT.

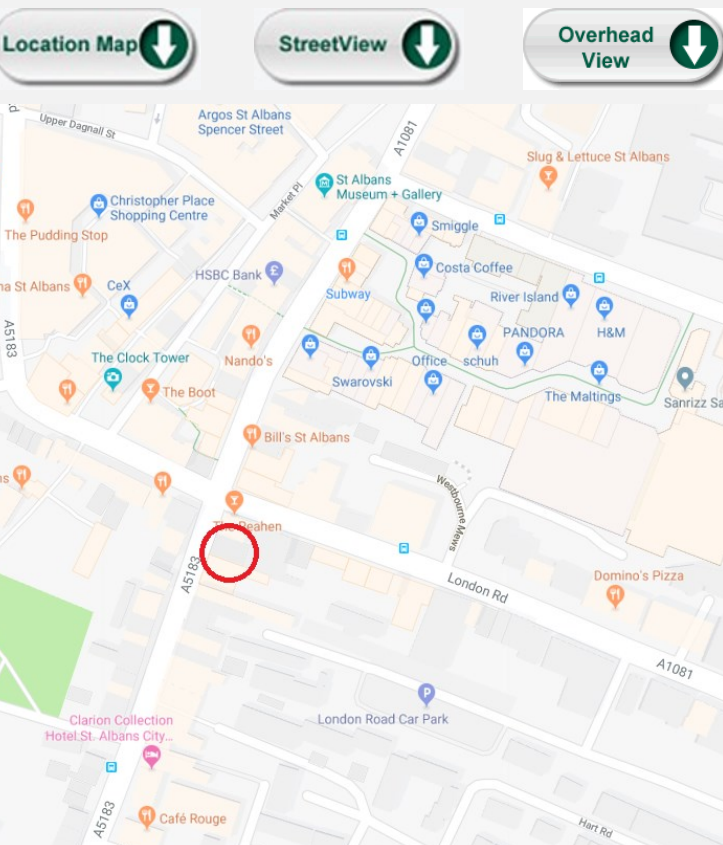
Viewings

Strictly by appointment via sole agents.

Aitchison Raffety

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EPC - TBC



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