



Town Centre Shop - To Let

12 Holywell Hill

St. Albans, AL1 1BZ

Retail

TO LET

778 sq ft

(72.28 sq m)

- Main road frontage
- Prominent location
- Character accommodation
- Courtyard
- Basement
- Glazed frontage

12 Holywell Hill, St. Albans, AL1 1BZ

Summary

Available Size	778 sq ft
Rent	£29,500 per annum
Rates Payable	£9.62 per sq ft
Rateable Value	£15,000
Service Charge	TBC
VAT	Not applicable
Estate Charge	N/A
EPC Rating	D (87)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	508	47.19
Ground - Kitchenette	57	5.30
Basement - Office/Stores	213	19.79
Total	778	72.28

Description

The property comprises a character ground floor lock up shop together with a courtyard area and basement that could be used for storage or admin purposes and any Use within Class E of the Town and Country Planning Act.

Location

Situated in a busy and prominent location on Holywell Hill close to the junction with London Road and Chequer Street and a short walk from the main town centre. St Albans mainline station is also within walking distance. London St Pancras is approximately 20 mins journey time and onward connections to both Gatwick and Luton Airports, the City, Brighton and central Europe.

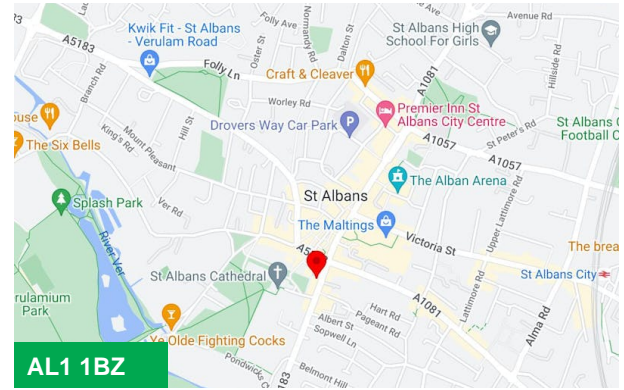
St Albans is surrounded by the M25, M1 and A1(M), all within a short drive.

Terms

The property is available on a new lease for a term to be agreed with the ingoing tenant.

Viewings

Strictly via the Sole Agents. Contact Graham Payne 07801 098096.



Viewing & Further Information

Graham Payne

01707 259599 | 07801 098096
graham.payne@stimpsons.co.uk

Stimpsons

01707 259599