

TO LET



15 Holywell Hill, St Albans AL1 1EZ

996 SqFt (92.5 SqM)

£35,000 Per Annum Exclusive

**Character City Centre
Office/Retail Unit**

- City Centre Location
- 200m from St Albans Abbey station
- Prominent road frontage
- Wealth of character features in Grade II listed building
- Cat v data cabling
- Fully refurbished
- 2 parking spaces

Location

Situated in a prominent position with a frontage onto Holywell Hill close to its junction with the High Street in the City centre.

St Albans Abbey station 200 metres
St Albans mainline train station 1 Mile
A1(M) (Junction 3) 6 Miles
M25 (Junction 21a) 4 Miles
M1 (Junction 6a) 4 Miles

Description

A fully refurbished self-contained ground floor office/retail together with basement storage benefitting from a wealth of character features together with quality design fixtures and fittings and inclusive furniture. The office has the benefit of wood floors, modern fully fitted kitchen, WC, data cabling, and external courtyard/patio area. There are 2 allocated parking spaces.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £35,000 per annum exclusive.

VAT

The property is elected for VAT and therefore is payable on the rent.

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

From enquiries we understand that from April 2023 the offices will have a rateable value of £24,750 with rates payable in the order of £12,350 per annum.

Service Charge

There is a contribution towards the external and common part repair and maintenance. Further information available upon request.

EPC

C-59

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor	67.4	725
Basement	25.1	270
Total	92.5	996

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For further details please contact the sole agents:

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