

# TO LET



**25 High Street, St Albans, Hertfordshire, AL3 4EH**

**1,298 SqFt (120.12 SqM)**

**Rent On Application**

## City Centre Retail Unit

- Situated in St Albans city centre
- Prominent High Street location with extensive frontage
- Ground floor open plan sales area with further basement storage
- Nearby occupiers include Lussmans, The Ivy, Starbucks, Fired Earth & Harvey Jones Kitchens

## Location

Situated within Heritage Close Shopping Centre fronting onto the High Street which is one of the main arterial routes into St Albans. Heritage Close is in the heart of St Albans City centre retail and leisure facilities. Other occupiers located close by are The Ivy, Loch Fyne, Starbucks, Cote, Fired Earth, Phase Eight and many other independent retailers.

## Description

The premises comprise an open plan retail unit currently with permitted use within Use Class E. There is an extensive return frontage to the entrance to Heritage Close meaning the property has a very prominent position. There are WC facilities to the rear and stairs to the lower ground floor which is used currently for storage but could be used for retail sales in its entirety.

## Rent/ Terms

Price on application.

The premises are available by way of a new FRI lease.

## VAT

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

## Business Rates

From our enquiries we understand that the rateable value is £32,500 with rates payable in the order of £15,145 per annum.

Interested parties are advised to contact the relevant Local Authority.

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together with buildings insurance. Available upon request.

## Accommodation

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

	Sq M	Sq Ft
<b>Accommodation</b>		
Ground Floor	76.64	825
Lower Ground Floor	43.94	473
<b>Total</b>	<b>120.58</b>	<b>1,298</b>

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

## EPC

B-48

## Viewings

For viewings and further information please contact the joint agents:

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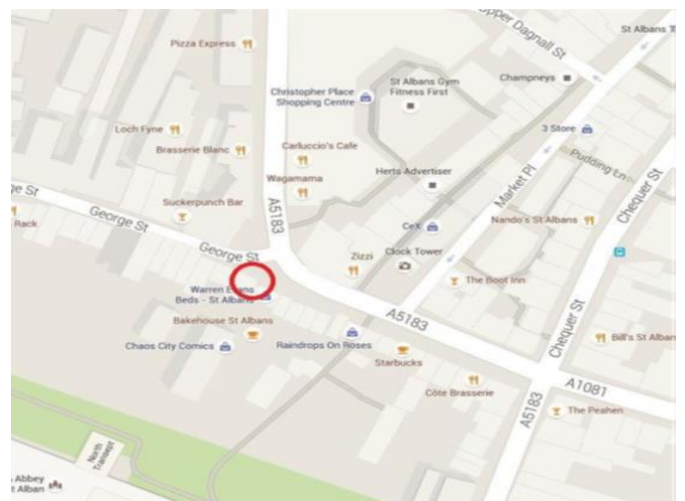
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