

TO LET – RETAIL/OFFICE UNIT



19 Heritage Close, St Albans, Hertfordshire, AL3 4EB

770 Sq. Ft (71.55 SqM)

£21,000 per annum

- St Albans City Centre retail unit
- Ground floor open plan sales area with further basement storage
- 1 Parking space in underground car park
- Suitable for a variety of uses within Use Class E
- Nearby occupiers include Lussmans, The Ivy, Starbucks & Fired Earth

Location:

Situated within Heritage Close Shopping Centre which is accessed via 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, The Hub, Starbucks, Cote, Fired Earth and many other independent retailers.

Description:

The premises comprise an open plan retail unit currently partitioned into two consultation rooms with permitted Use Class E. There are WC facilities to the rear and stairs to the lower ground floor which is currently used for storage.

Terms:

By way of a new lease for a term to be agreed at an annual rental of **£21,000 per annum** exclusive.

Service Charge:

There is a contribution towards the external and communal parts repair and maintenance together with building insurance. Further details available on request.

VAT:

We understand VAT is applicable on the rent and service charge.

EPC:

C - 71

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition on a net internal basis.

Accommodation	Sq. Ft	Sq. M
Retail/Office Unit	770	71.55

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

Business Rates:

From enquiries we understand the rateable value as of April 2023 is £19,500 giving rates payable in the order of £9,500 per annum.

Viewings:

For viewings and further information please contact:

Hugo Harding

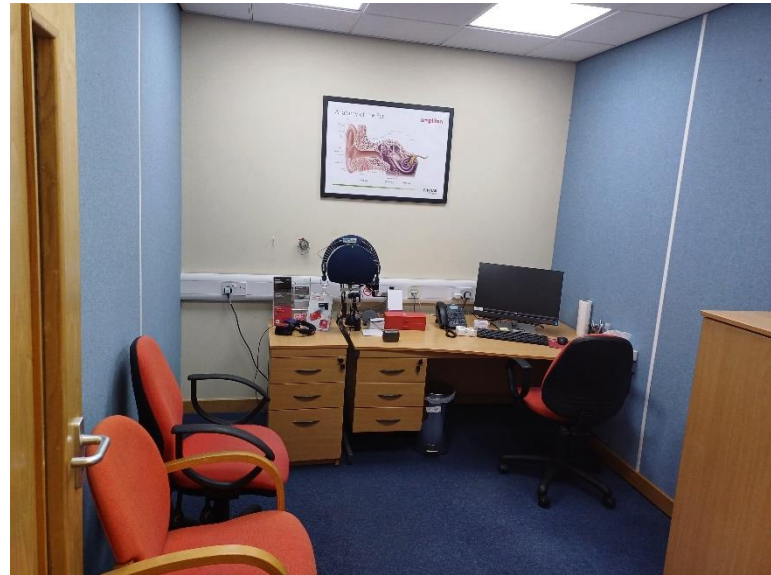
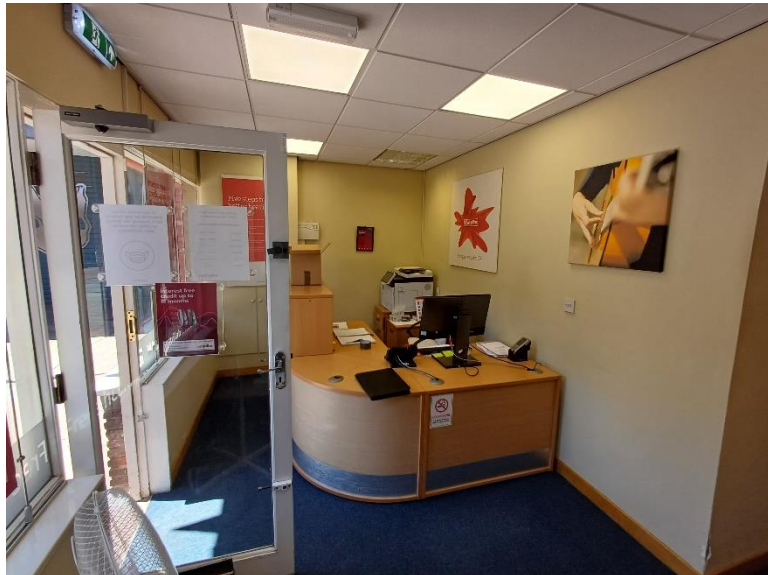
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