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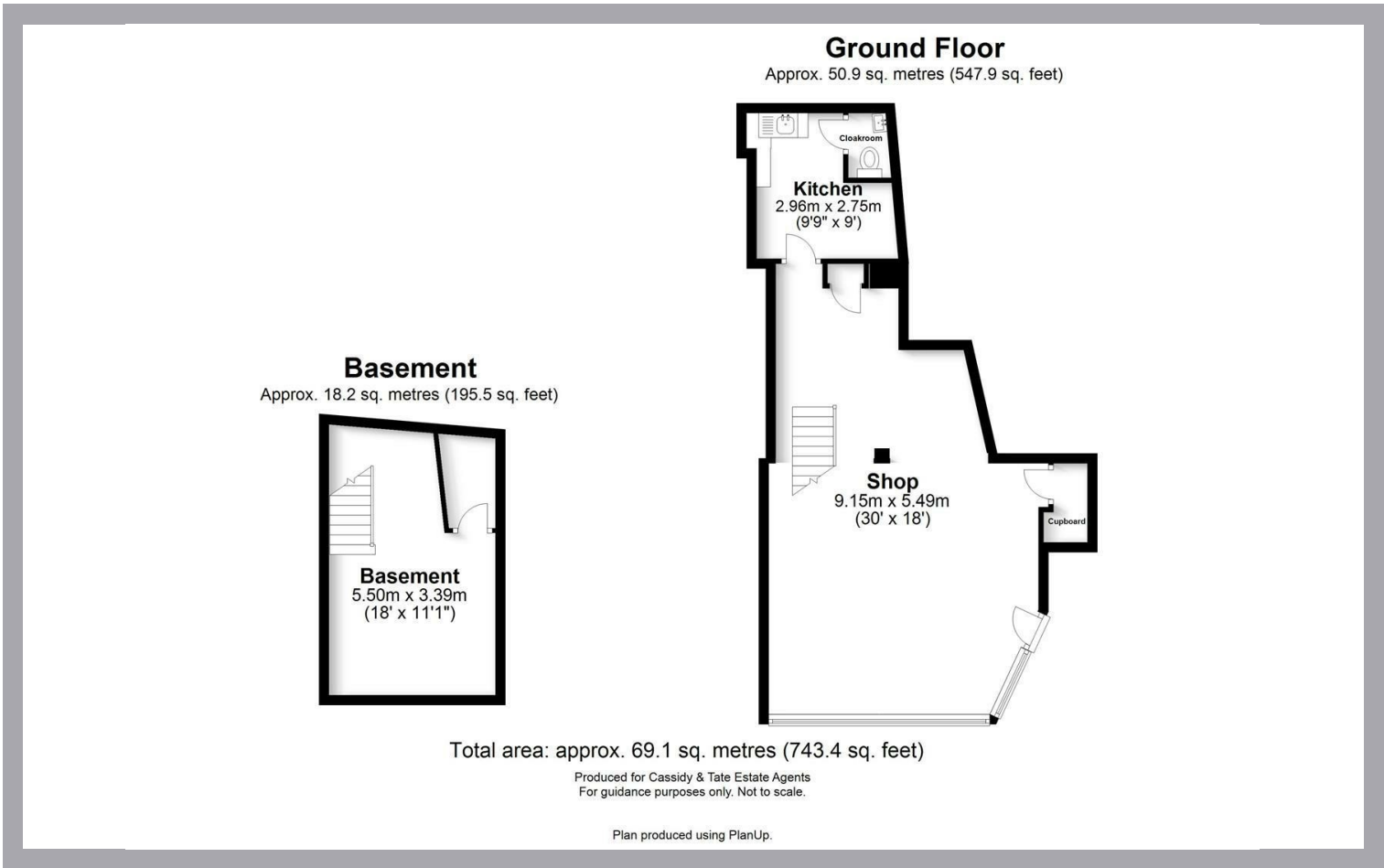
HOLYWELL HILL  
ST. ALBANS  
AL1 1BZ

£20,000 Per Annum

EPC Rating: C Council Tax Band: C



Cassidy&Tate



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# All The Ingredients Needed For A Fabulous Lifestyle

Class E Retail / Commercial Premises To Let – Holywell Hill, St Albans  
The property comprises ground floor and basement commercial premises situated in a prominent and well-established location on Holywell Hill. The accommodation benefits from a kitchenette and WC facilities and would suit a variety of occupiers under Class E, including retail, financial/professional services, office, and other commercial uses (subject to any necessary consents).  
Property type: Class E Commercial Premises  
Availability: Available to let upon agreement of terms.  
The property is located on Holywell Hill, close to St Albans city centre, an established commercial location with a wide range of retail outlets, professional services and amenities nearby.  
St Albans is a prosperous and historic market city strategically located approximately 20 miles north-west of central London. The city benefits from excellent road and rail connections, with the M25 (J21A), M1 (J6) and M1/M25 interchange (J3) all within approximately six miles. St Albans City railway station provides fast links to London St Pancras International, with journey times of approximately 20 minutes.



## Specialists in Bespoke Properties

- Class E Retail
- Private Kitchen and WC
- EPC rating C
- Term - 10 Years
- Rent Review 5 yearly upward
- Ground Floor and Basement
- Central Location
- 743sqft
- Lease - FRI

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 70        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

