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&Tate
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Award Winning Agency



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HOLYWELL HILL
ST. ALBANS
ALI 1BZ

£20,000 Per Annum

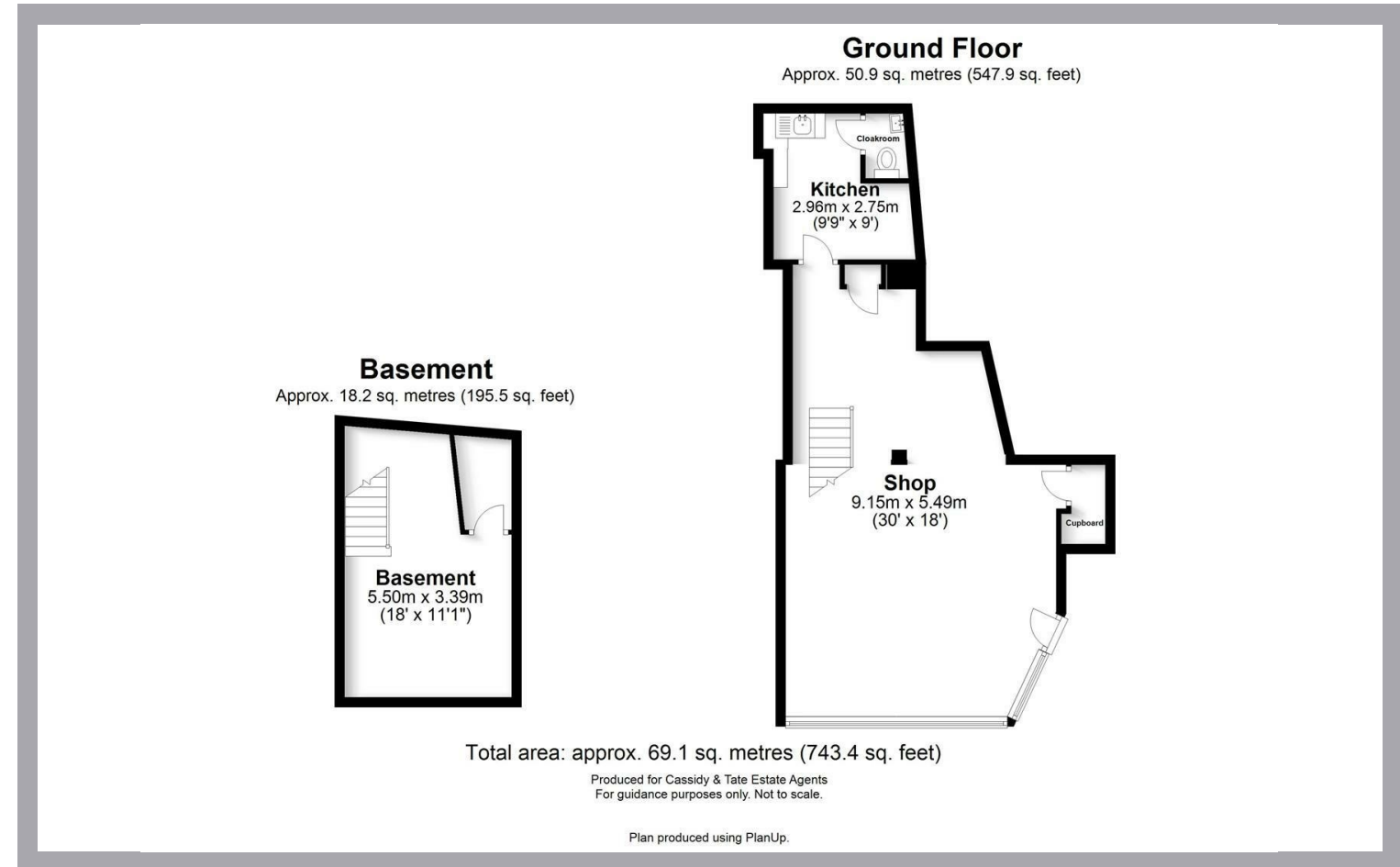
EPC Rating: C Council Tax Band: C



Cassidy&Tate

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.



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.



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) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

