



- City centre self contained building
- Situated at the top of Dagnall Street at its junction with Market Place
- Suitable for offices, medical, retail or other uses
- Open plan rooms to ground and first floor
- Own kitchen and WC
- Gas central heating
- Wealth of character features

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## 6 Upper Dagnall Street, St Albans, AL3 5EA

City Centre Self Contained Building

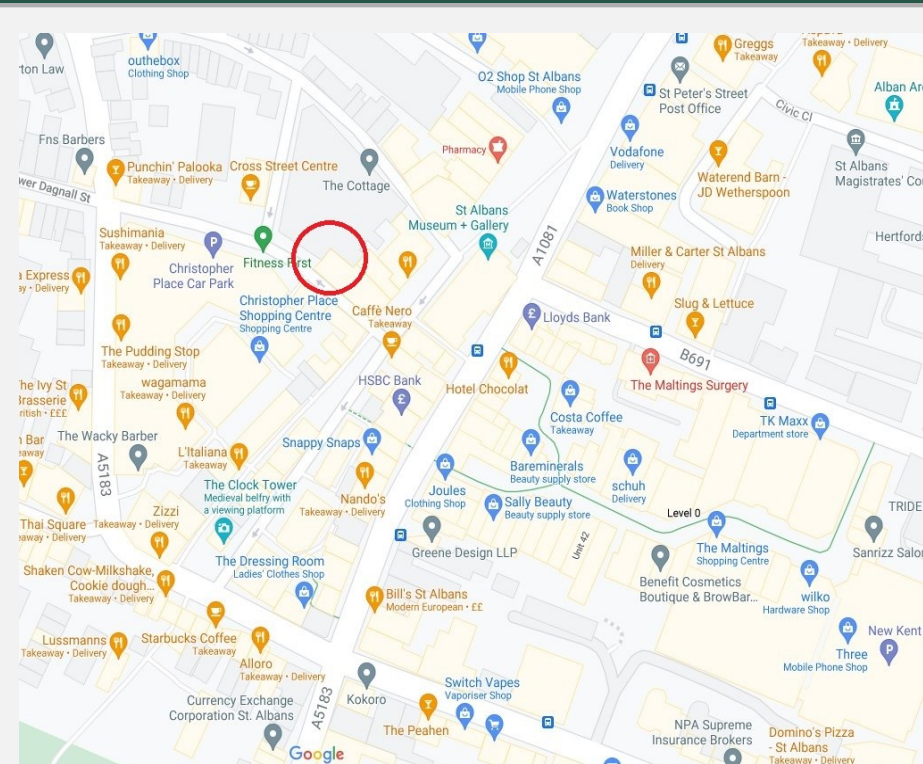
Approx. 357 sq ft (33.17 sq m)

King House, 55 Victoria Street, St Albans, Hertfordshire, AL1 3HZ

# To Let

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## Description

A self contained two storey building with a wealth of character features and excellent natural light. Currently the building is operating as a dentists but it would suit offices, medical or a number of other uses. There is excellent natural light to both floors.

## Location

The premises are situated in the City centre at the top of Upper Dagnall Street at its junction with Market Place. The main retail and leisure facilities of the City centre are within 25 metres of the property.

## EPC

Band D—92

## Accommodation

Ground Floor	189 sq ft	17.57 sq m
First Floor	<u>168 sq ft</u>	<u>15.60 sq m</u>
Total	357 sq ft	33.17 sq m

## Lease / Rent

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a quoted rent of **£15,000 per annum**.

## Business Rates

The property has a rateable value of £5,500 with rates payable of approximately **£2,745 per annum**. The property would qualify for small business rates relief which could reduce the amount payable to £0.

## Viewings

Strictly by appointment via the sole agents.

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