



**AITCHISON**  
**RAFFETY**



- City centre office
- Entrance directly off chequer street
- Economical rent
- Gas fired central heating
- Shared kitchen & WC
- Fully carpeted & recently refurbished

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Suite F1, 16 Chequer Street, St. Albans, Hertfordshire, AL1 3YD

Economical City Centre Office

Approx. 164 Sq Ft (15.24 Sq M)

**To Let**

# Suite F1, 16 Chequer Street, St. Albans, Hertfordshire, AL1 3YD

## Description

The subject premises comprise a single office room on the first floor within this city centre building. The premises have the benefit of shared kitchen and WC facilities and also benefit from a door entry system. Heating is provided by means of gas central heating and lighting is strip fluorescent.

## Location

The premises are situated in central St Albans above retail accommodation along Chequer Street

## Floor Area

First Floor	164 Sq Ft	15.24 Sq M
<b>Total</b>	<b>164 Sq Ft</b>	<b>15.24 Sq M</b>

## Rent

£4,525 per annum exclusive

## Terms

The premises are available by way of a new FRI lease

## Business Rates

Business Rates will be payable directly by the tenant to the Local Authority and we are advised the current rates payable are £1,245 per annum although a reduction may be possible due to small business rates relief.

## VAT

Rent and service charges will be subject to VAT

## Energy Performance Rating

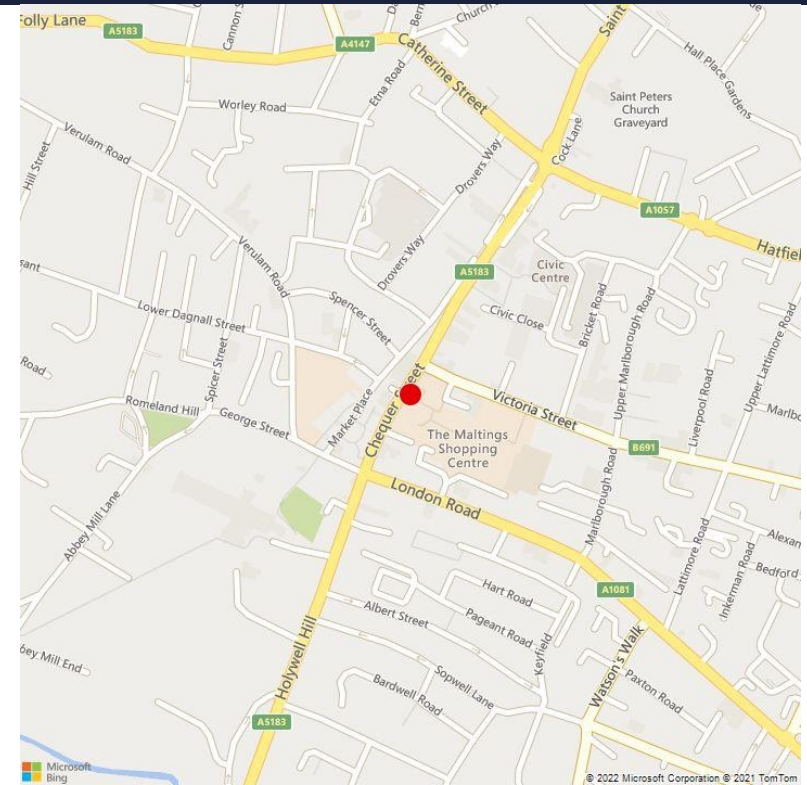
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## Service Charge

There is a service charge at the property covering external and common part repair and maintenance, buildings insurance and all utilities (excluding telecoms) which is currently £1,800 per annum.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



## Viewings

By appointment only with sole agents Aitchison Raffety  
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[www.argroup.co.uk](http://www.argroup.co.uk)



## IMPORTANCE NOTICE

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