



**AITCHISON
RAFFETY**



- Highly prominent position on busy vehicular route
- Suitable for a variety of Class E uses
- Close to public car parks
- Not suitable for restaurant or takeaway
- Gas fired central heating

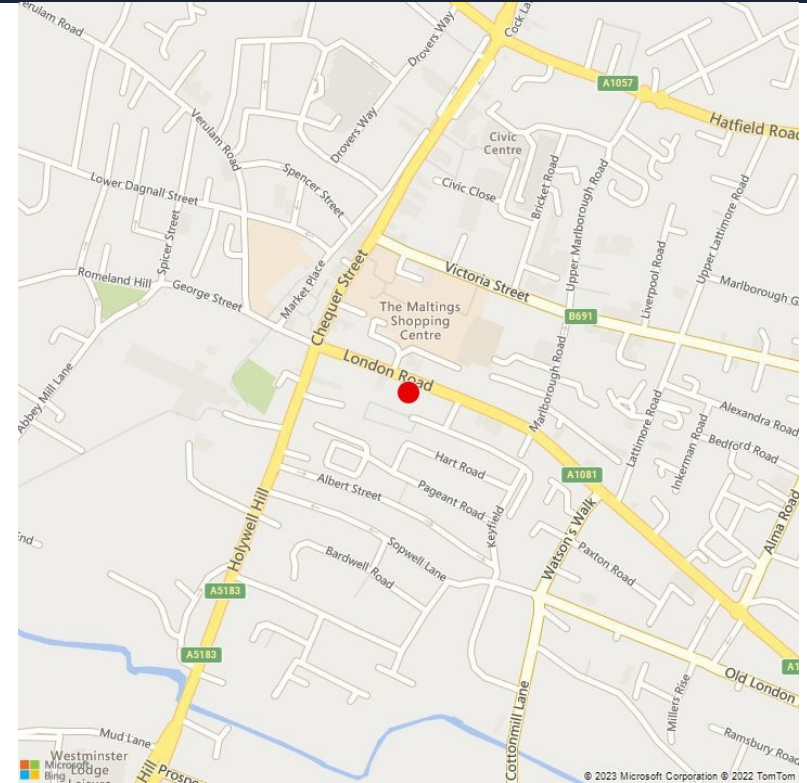
Hugo Harding
hugo.harding@argroup.co.uk
01727 843232

46 London Road, St. Albans, Hertfordshire, AL1 1NG

Shop / office to let

Approx. 881 Sq Ft (81.84 Sq M)

To Let



Description

The premises comprise a three storey mid-terraced character building occupying a prominent position on London road. The property is arranged as ground floor retail/office with 3 office rooms on the first floor together with kitchen and toilet facilities with storage to the second floor. The premises benefit from gas central heating and have surface mounted cat v data cabling. The property is suitable for a variety of uses including medical.

Location

Situated in a prominent position on London Road within a short walk to the city centre. This is a busy vehicular route and has a high footfall with car parks situated in close proximity.

Floor Area

Ground	242 Sq Ft	22.48 Sq M
First	569 Sq Ft	52.86 Sq M
Second	70 Sq Ft	6.5 Sq M
Total	881 Sq Ft	81.84 Sq M

Rent

£24,000 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates

From our enquiries we understand that the rateable value from 1st April 2023 will be £25,000 with rates payable in the order of £12,475 p.a. For 2023/24 the RHL scheme means your rates could be reduced to £3,118.75 p.a.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings
 Strictly by appointment via
 the sole agents - Aitchison
 Raffety 01727 843232
 Hugo Harding
 hugo.harding@argroup.co.uk

**AITCHISON
 RAFFETY**

www.argroup.co.uk



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