



# AITCHISON RAFFETY

- Large open plan retail area
- Prominent trading position
- Popular neighbourhood parade
- Front sales area plus rear storage
- Kitchen & WC facilities
- Excellent customer parking to the front.
- Lock-up garage to rear

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25 The Quadrant, St. Albans, Hertfordshire, AL4 9RB

Prominent Neighbourhood Retail Unit

Approx. 1,085 Sq Ft (100.8 Sq M)

To Let



# 25 The Quadrant, St. Albans, Hertfordshire, AL4 9RB

## Description

Comprises a mid-terraced self-contained retail unit suitable for a variety of uses. Arranged as an open-plan retail area leading through into a rear sales/storage area. There is a kitchen and WC to the rear and the unit further benefits from gas central heating. The parade has a public car park directly to the front with a service road/area to the rear allowing deliveries.

The property also benefits from an additional lock-up garage to the rear.

## Location

The premises are located within a busy parade of retail units on Marshalswick Lane approximately 1.5 miles to the northeast of St Albans City centre. The popular neighbourhood shopping parade benefits from a large free car park to the front of the parade and national chains such as Greggs, Subway, M&S and Sainsburys.

## Floor Area

Ground floor retail area	824 Sq Ft	76.55 Sq M
Ground floor rear storage	261 Sq Ft	24.25 Sq M
<b>Total</b>	<b>1,085 Sq Ft</b>	<b>100.8 Sq M</b>

## Rent

£40,000 per annum exclusive

## Terms

Available by way of a new internal repairing and insuring lease.

## Business Rates

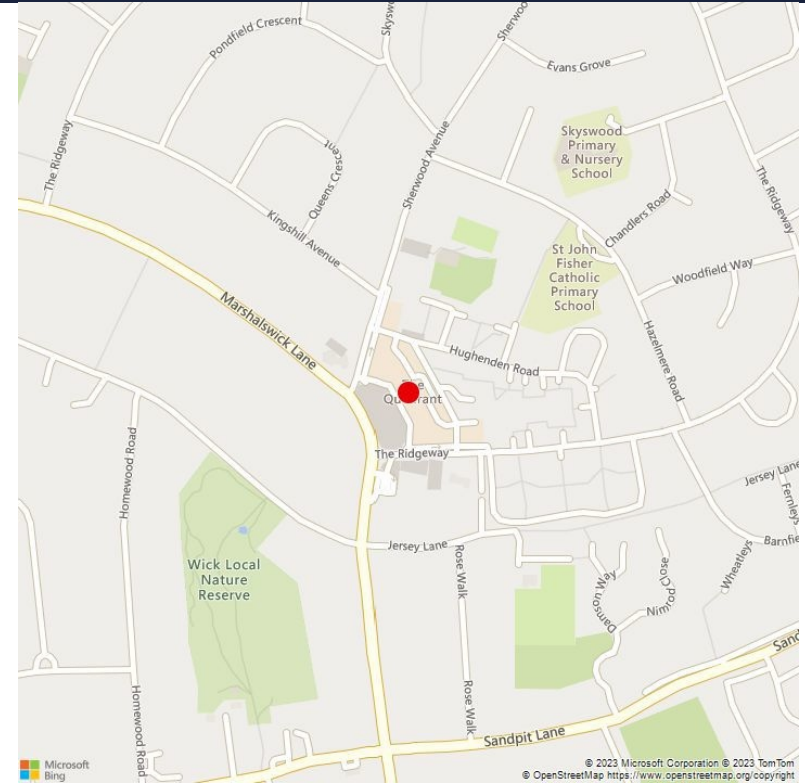
From online enquiries, we understand the current rateable value is £32,000 with rates payable in the order of £15,968 per annum.

## VAT

This property is not subject to VAT.

## Energy Performance Rating

D-85



## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
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RAFFETY**



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We invest in people Silver



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