



JUBILEE
SQUARE

TO LET

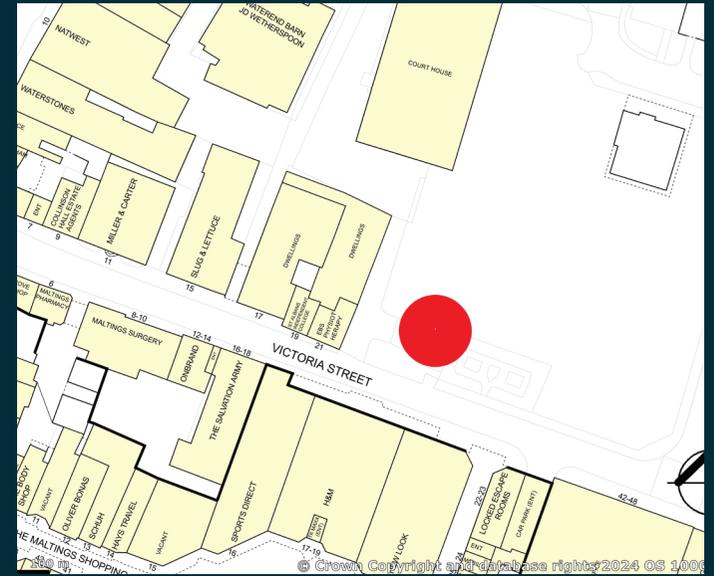
THE PAVILION, JUBILEE SQUARE,
VICTORIA STREET, ST. ALBANS, AL1 3TN

jubileesquarestalbans.com

Prominent retail unit in an exciting city centre development
Approx. **872 Sq Ft (81.01 Sq M)**



- Self contained retail unit
- Prominent position onto Victoria Street with high vehicular traffic flow
- Extensive glass frontage
- Ideal for cafe use
- Commercial unit provided to shell condition
- Prestige frontage of new development comprising 55,000 sq ft office and 93 apartments



Description

A self contained retail unit delivered to shell condition within this stunning mixed use development scheme, comprising 55,000 sq ft of offices and 93 apartments. The unit has a 3 phase power supply, water and drainage with extensive glazing to the road frontage.

The property would best suit a cafe but could suit a variety of uses within Class E.

Location

The premises front onto Victoria Street, which is a popular arterial route into St Albans City Centre. The unit benefits from heavy footfall and is located just a few minutes' walk from St Albans City station and is directly opposite the Malting Shopping centre.

Floor Area

Total 872 Sq Ft 81.01 Sq M

Rent

£35,000 per annum exclusive.

Terms

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

Business Rates

To be assessed.

VAT

This property is subject to VAT.

Energy Performance Rating

Anticipated EPC rating B

Service Charge

There is a contribution towards the estate's upkeep and service charge. Further information available on request

Viewing

Strictly by appointment through the joint agents.

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