



**AITCHISON
RAFFETY**



- City centre retail unit
- Fully fitted
- Arranged over ground and basement.
- Kitchen & WC facilities
- High pedestrian and vehicle flow
- Suitable for a wide variety of retail uses

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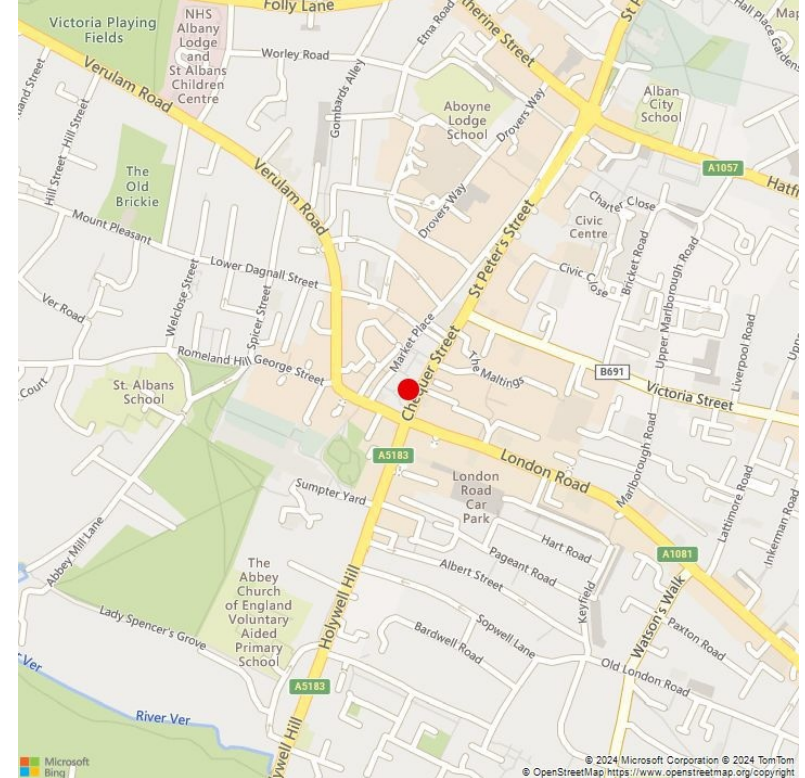
27 Chequer Street, St. Albans, Hertfordshire, AL1 3YJ

Lock-up shop within a popular mixed use parade

Approx. 1,054 Sq Ft (97.92 Sq M)

To Let

27 Chequer Street, St. Albans, Hertfordshire, AL1 3YJ



Description

The property comprises a mid-terraced retail unit which is arranged over ground floor and basement. The unit has been refurbished to a high standard and benefits from glass frontage, air-conditioned, and good internal height.

The basement had been refurbished for further sales and benefits from Kitchen & WC facilities

The property would be suitable for a wide variety of retail uses.

Location

The property is located on the the west side of Chequer Street opposite the Maltings Shopping Centre. The property is close to Nandos, HSBC, Wenzels and a number of other popular retailers.

Floor Area

Ground	522 Sq Ft	48.49 Sq M
Basement	532 Sq Ft	49.42 Sq M
Total	1,054 Sq Ft	97.92 Sq M

Rent

£38,950 per annum exclusive

Terms

Available by way of a new repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £28,500 with rates payable in the order of £14,221 per annum. The property will also benefit from the retail rates relief scheme.

VAT

This property is subject to VAT.

Energy Performance Rating

D-77

Service Charge

A service charge is payable for the upkeep of the external parts of the building. Further details are available on request.

Viewings
 By appointment only with sole agents Aitchison Raffety
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AITCHISON RAFFETY

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