



- City centre location, close to the clock tower
- Popular retail parade
- High footfall
- Attractive Grade II listed property
- Open plan sales areas
- Access to rear
- Large glass frontage
- £34,950 pax

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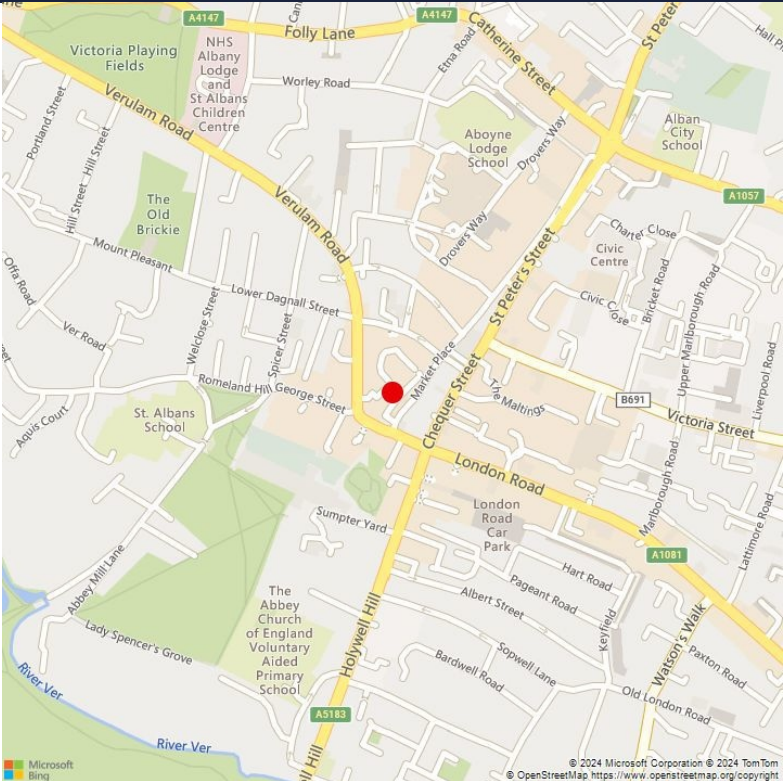
5 French Row, St. Albans, Hertfordshire, AL3 5DU

City centre character lock up shop

Approx. 514 Sq Ft (47.75 Sq M)

To Let

5 French Row, St. Albans, Hertfordshire, AL3 5DU



Description

The premises comprise a ground floor shop within an attractive character Grade II Listed building. The ground floor sales area is open plan with a WC to the rear. The property benefits from a glazed timber frame shop front and a number of character features internally.

Location

The premises front onto French Row in central St Albans, which is an attractive pedestrianised street predominantly lined with niche shops and cafes.

French Row benefits from a high footfall with the historic Clock Tower at one end and the entrance to Christopher Place shopping centre at the other. Nearby occupiers include Trail Finders, CEX, White Stuff and Anthropologie.

Floor Area

Ground floor retail	514 Sq Ft	47.75 Sq M
Total	514 Sq Ft	47.75 Sq M

Rent

£34,950 per annum exclusive

Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Business Rates

From verbal enquiries, we understand the current rateable value is £28,500 with rates payable in the order of £13,965 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

B-34

Viewings

By appointment only with sole agents Aitchison Raffety, Connor Harrington 01727 843232
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