



**AITCHISON  
RAFFETY**



- Self-contained ground floor retail unit with ground floor storage
- Prominent frontage onto Hatfield Road
- Within 0.5 mile of St Albans City Centre
- WC & Kitchenette Fitted
- Suitable for a variety of uses (not food)

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167 Hatfield Road, St. Albans, Hertfordshire, AL1 4LB

Lock-up shop with large frontage

Approx. 545 Sq Ft (50.63 Sq M)

**To Let**

167 Hatfield Road, St. Albans, Hertfordshire, AL1 4LB



Description

A mid-terraced retail unit arranged over ground and basement levels. The property benefits from a large glass frontage.

The property includes a WC, kitchenette, and additional storage space to lower ground. The property also benefits from a small shared yard to the rear.

The property will suit a variety of uses in class E but not food.

Please contact agent for further details.

Location

The premises are prominently positioned on Hatfield Road within 0.5 miles of St Albans City Centre. Nearby occupiers including a number of independent retailers, coffee shop and restaurants.

Floor Area

|              |           |            |
|--------------|-----------|------------|
| Ground Floor | 364 Sq Ft | 33.82 Sq M |
| Basement     | 182 Sq Ft | 16.91 Sq M |
| Total        | 545 Sq Ft | 50.63 Sq M |

Rent

£18,950 per annum exclusive

Terms

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

Business Rates

From verbal enquiries, we understand the current rateable value is £8,600. This property should qualify for small business rates relief.

VAT

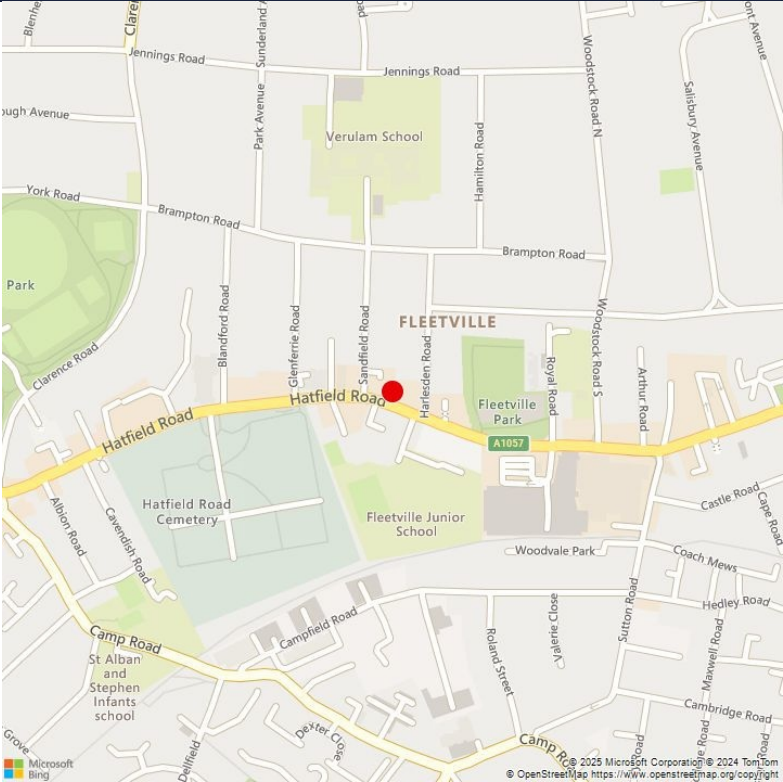
This property is subject to VAT.

Energy Performance Rating

Awaited

Legal Costs

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



Viewings

By appointment only with sole agents Aitchison Raffety  
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AITCHISON  
RAFFETY



www.argroup.co.uk



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We invest in people Silver



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