



- Mid terraced brick retail unit
- Within 0.5 mile of St Albans City Centre
- Open plan ground floor
- Prominent frontage onto Hatfield Road
- Two separate rooms at the rear that can be used for additional sales or storage
- WC & Kitchenette

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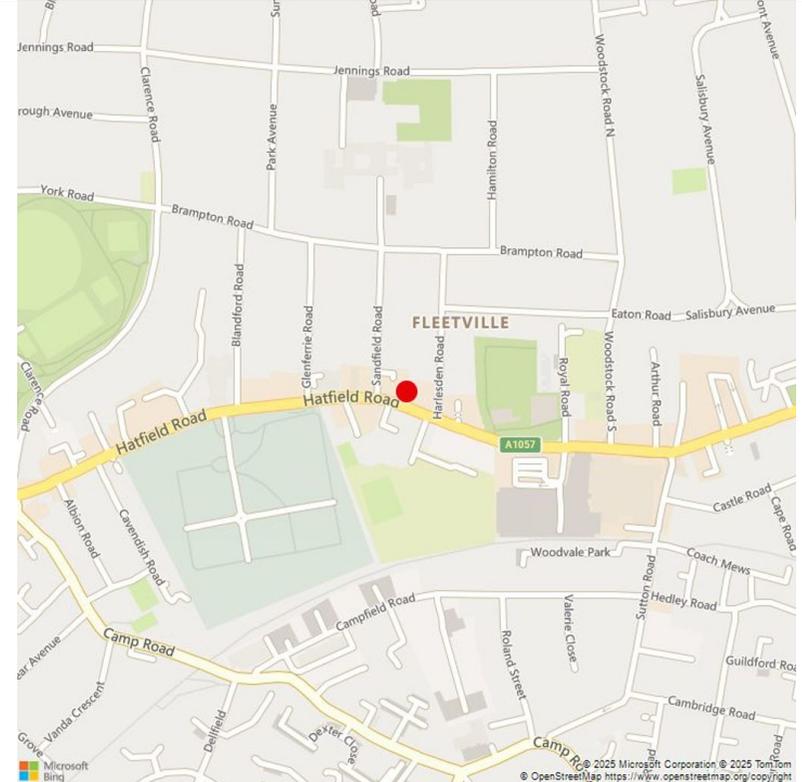
169a Hatfield Road, St Albans, AL1 4LB

Lock-up shop on popular parade

Approx. 1,004.3 Sq Ft (93.3 Sq M)

To Let

169a Hatfield Road, St Albans, AL1 4LB



Description

The property is a mid terraced brick retail unit. It features a glass frontage with a recessed timber frame. The ground floor is open plan, with toilet and sink to rear. As well as this, there are two separate rooms to the rear of the property which could be used for storage or additional sales.

This property would suit a variety of different uses, but no food use.

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	1,004.3 Sq Ft	93.3 Sq M
Total	1,004.3 Sq Ft	93.3 Sq M

Rent

£22,000 per annum exclusive

Business Rates

The current rateable value is £13000. As such, this property would qualify for small business rates relief.

Please contact for further details

VAT

This property is not subject to VAT

Energy Performance Rating

C-54

Legal Costs

Each party to be responsible for their own legal costs

Viewings

By appointments only with sole agents Aitchison Raffety

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