



- Prominent City Centre location
- Versatile accommodation suitable for a variety of Class E uses including retail or office
- Large frontage providing excellent visibility and natural light
- Kitchenette and WC facilities
- Open plan ground floor space
- Fully tanked basement, suitable for additional sales or storage

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70 London Road, St. Albans, Hertfordshire, AL1 1NG

Prominent Retail or Office Unit within City Centre

Approx. 1,266.69 Sq Ft (117.68 Sq M)

To Let

70 London Road, St. Albans, Hertfordshire, AL1 1NG



Description

The property consists of a well-presented lock-up retail or office unit arranged over ground and lower ground floors. The ground floor provides a spacious open-plan sales area, together with a rear office, a small kitchenette and WC, offering flexible space suitable for a range of occupiers.

The lower ground floor is fully tanked and can be used for additional retail or sales space.

The unit has been refurbished to a high standard throughout. An attractive shopfront provides strong street presence, ensuring excellent visibility and prominent exposure to passing traffic.

Location

Situated in a prominent position on London Road, the premises are within the main retail area of St Albans city centre. This is a busy vehicular route and has a high footfall with car parks situated in close proximity.

On-street parking is available along London road, providing convenient access for customers and visitors.



Rent

£33,950 per annum.

Floor Area

Ground floor	734.56 Sq Ft	68.24 Sq M
Lower ground	532.13 Sq Ft	49.43 Sq M
Total	1,266.69 Sq Ft	117.68 Sq M

Terms

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

Business Rates

From verbal enquiries, we understand the current rateable value is £24250 with rates payable in the order of £12,100.75 per annum.

VAT

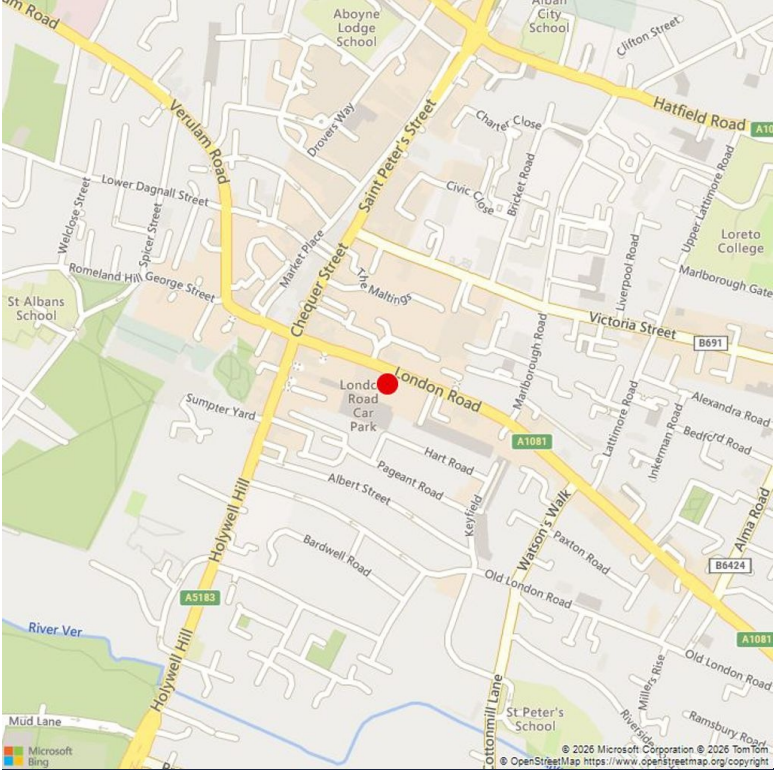
This property is subject to VAT.

Energy Performance Rating

D-100

Legal Costs

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



Viewings

By appointment only with sole agents Aitchison Raffety, Georgia Strazza 01727 843232, georgia.strazza@argroup.co.uk

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