



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)

- 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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To Let



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.

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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

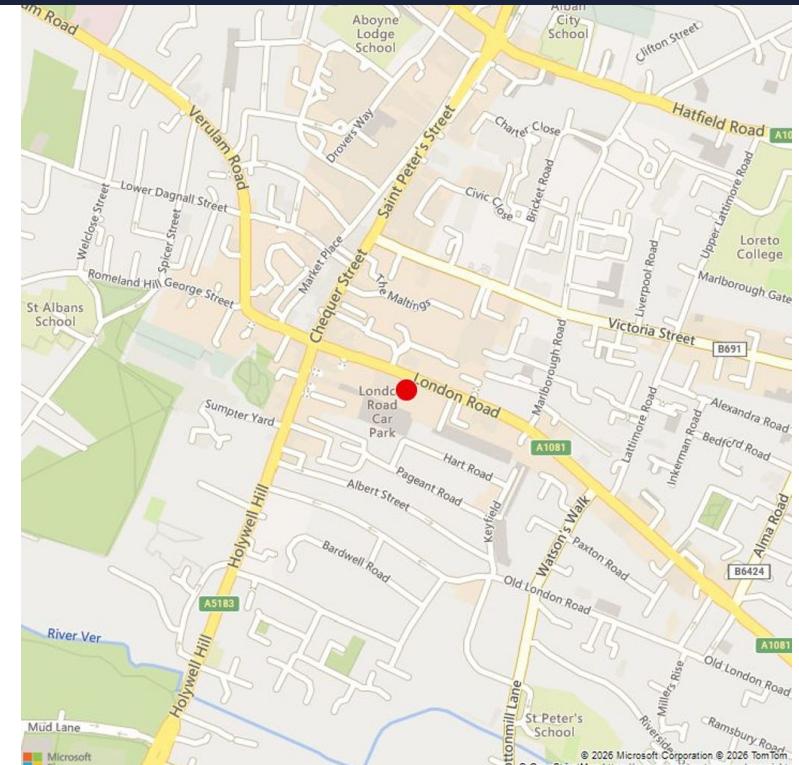
This property is subject to VAT.

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,
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