

TO LET

478 Sq Ft (44.41 Sq M)

- Prominent corner retail unit
- Suitable for a variety of uses within Class E
- Busy vehicular route
- Fully fitted with café equipment



41 Catherine Street

St. Albans, AL3 5BN

>D KirkbyDiamond

Contact: Hugo Harding or Matthew Bowen

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kirkbydiamond.co.uk



LOCATION

- Prominent corner position on Catherine Street and Adelaide Street
- Catherine Street is a busy vehicular route
- Close to public car parks
- Close to main shopping area of the city centre

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Google Maps

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DESCRIPTION

- End of terrace retail unit
- Arranged over ground and basement floors
- Benefits from a return frontage and fully fitted café kitchen along with WC facilities
- Basement storage

TERMS

Available by way of a FRI sublease, with a term expiring in July 2030 at a rent of £15,250 . VAT is not payable. A premium of £15,000 is offered for the fixtures and fittings.

ACCOMMODATION (Net Internal Area*)

Ground Floor	32.05 SQ M	345 SQ FT
Basement	12.36 SQ M	133 SQ FT
Total	44.41 SQ M	478 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC of E - 110

Business Rates: The rateable value is £11,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

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