



**AITCHISON
RAFFETY**



- Prominent City Centre retail unit
- Large glazed frontage with excellent display potential
- Attractive period features
- High levels of pedestrian and vehicle traffic
- Suitable for a range of retail or professional uses (excluding food)
- Dry and good head height basement

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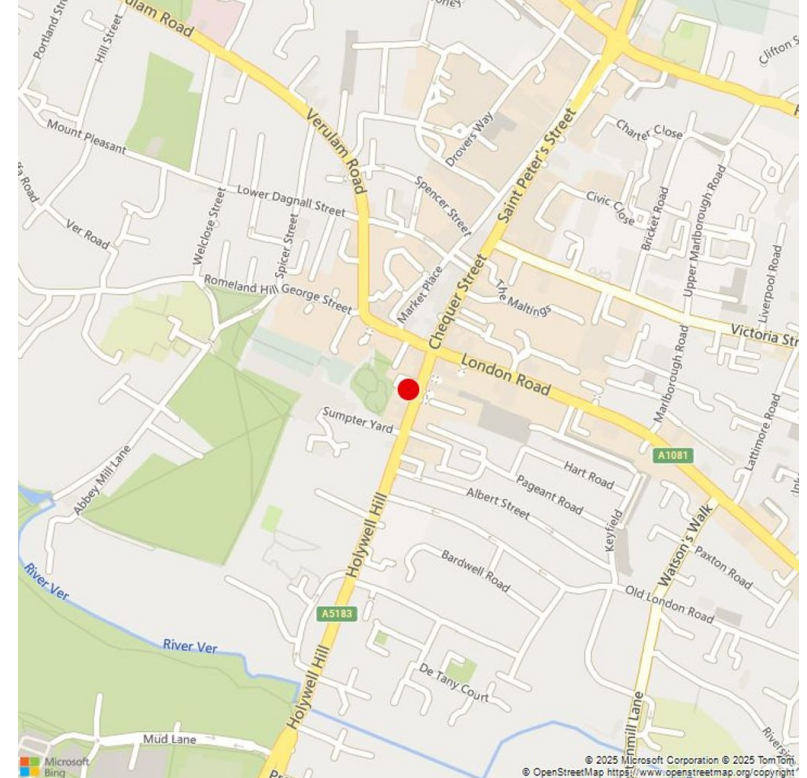
6 Holywell Hill, St. Albans, Hertfordshire, AL1 1BZ

Prominent Ground Floor Retail Unit with Basement Storage

Approx. 530.62 Sq Ft (49.29 Sq M)

To Let

6 Holywell Hill, St. Albans, Hertfordshire, AL1 1BZ



Description

A prominent ground floor retail unit with basement storage, this property offers a large glazed frontage, excellent display potential, and attractive period features throughout.

Refurbished to a high standard, the unit includes a kitchenette and WC to the rear. Benefiting from high levels of both pedestrian footfall and passing traffic, it is well suited to a range of retail or professional occupiers, subject to landlord consent (food use not permitted).

Location

The property is situated towards the top of Holywell Hill, close to its junction with the High Street/Chequer Street and London Road, a short stroll from the many and varied shopping and eating offers in the town centre.

Floor Area

Ground Floor Retail	298.9 Sq Ft	27.77 Sq M
Ground Floor Kitchen	61.41 Sq Ft	5.7 Sq M
Basement Storage	170.31 Sq Ft	15.82 Sq M
Total	530.62 Sq Ft	49.29 Sq M

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Rent

£20,000 per annum exclusive

Terms

Available via assignment or sublet.

The property is held under a 10-year protected lease, expiring in March 2033. There is a rent review in March 2028, with three tenant break options at years 5, 7, and 7.5.

Further details available upon request

Business Rates

From online enquiries, we understand the current rateable value is £16,750 with rates payable in the order of £8,358.25 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

C-70

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 or Alex Strazza, 01727 843232, alex.strazza@argroup.co.uk

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