



**AITCHISON
RAFFETY**



- Good City Centre location
- High pedestrian and vehicle flow
- Dry basement suitable for sales or storage
- Close to the Clock Tower and St Albans Cathedral
- Kitchen and WC facilities
- Arranged over ground and lower ground floor

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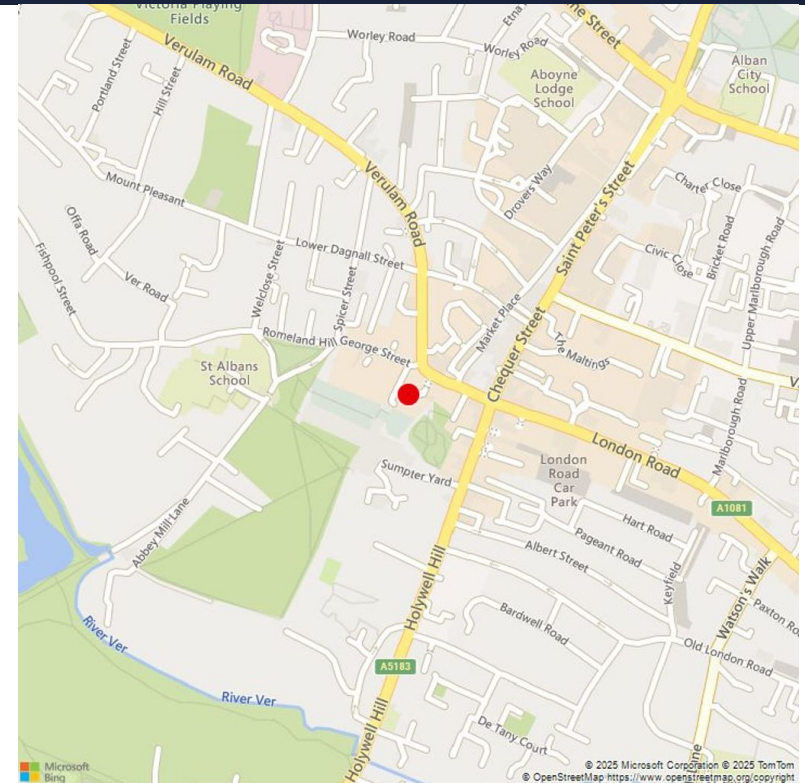
9 High Street, St. Albans, Hertfordshire, AL3 4EB

Prominent Retail Unit within City Centre

Approx. 2,324 Sq Ft (215.9 Sq M)

To Let

9 High Street, St. Albans, Hertfordshire, AL3 4EB



Description

The premises comprise a two-storey mid-terrace retail unit featuring an open-plan ground floor, and lower ground. WC facilities are located to the rear, with stairs leading to the lower ground floor, which offers potential for use as additional sales space or storage. The accommodation has been fitted out to a high standard and includes bi-fold doors providing access to the rear.

The unit would suit a variety of users within Use Class E.

Location

The unit is prominently situated on the High Street, one of the main arterial routes leading into St Albans. It is located close to the junction with Holywell Hill and The Peahen, and directly opposite The Clock Tower.

Nearby occupiers include Starbucks, Zizzi, Gails, and the Heritage Close Shopping Centre, along with a variety of independent retailers in the immediate vicinity.

Floor Area

Ground Floor Retail	1,733 Sq Ft	161 Sq M
Basement Storage	591 Sq Ft	54.9 Sq M
Total	2,324 Sq Ft	215.9 Sq M

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Rent

£69,500 per annum exclusive

Terms

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

Business Rates

From verbal enquiries, we understand the current rateable value is £46,500 with rates payable in the order of £23,205 per annum.

VAT

This property is not subject to VAT.

Energy Performance Rating

B-43

Service Charge

There is a contribution towards the external parts repair and maintenance together.

Please contact for more information.

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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