



- Part of the prominent building on St Peters Street
- 4,228 sq ft arranged over lower ground floor
- Open-plan retail accommodation
- Dedicated entrance to rear of development
- 3-phase power supply
- Shell & core specification ready for bespoke tenant fit-out
- Available for occupation from Autumn 2026

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Lower Ground Floor, 67 St. Peters Street, St. Albans, Herts, AL1 3EA

Prime City Centre Retail Opportunity - Available Autumn 2026

Approx. 4,228.5 Sq Ft (392.83 Sq M)

To Let

Lower Ground Floor, 67 St. Peters Street, St. Albans, Hertfordshire, AL1 3EA

Description

The premises comprise a newly constructed open-plan retail unit situated at lower ground floor level, with consent for Use Class E, forming part of a vibrant new mixed-use development.

The property benefits from good head height and a 3-phase power supply, it will be delivered in shell and core condition ready for tenant fit-out. The property is due to have a dedicated access from the rear of the development. The ceiling height will be 2.63m

The units are scheduled to be available for occupation from Autumn 2026.

Location

The property occupies a highly prominent position within the prime retail pitch of central St Albans and benefits from good year-round footfall.

St Peter's Street is one of the city's principal retail road, with a strong mix of national multiples, independent retailers, cafés, restaurants and high street banks. Nearby occupiers include Superdrug, Tesco and Marks & Spencer, together with a number of other established multiple retailers.

Floor Area

Lower Ground Floor	4,228.50 Sq Ft	392.83 Sq M
Total	4,228.5 Sq Ft	392.83 Sq M

Rent

£85,000 per annum exclusive

Terms

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

Business Rates

The property is yet to be assessed - estimate available on request

VAT

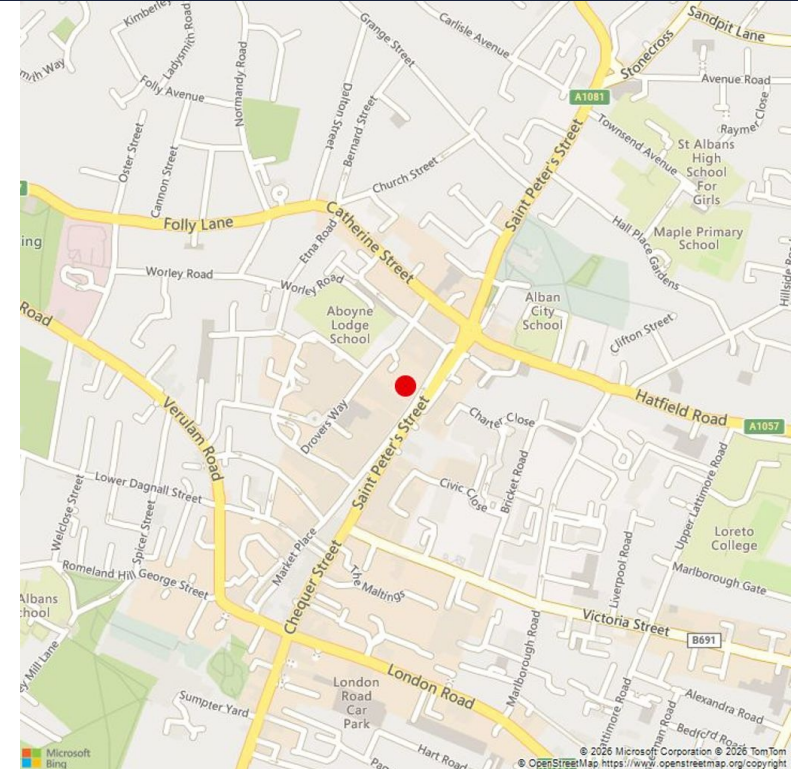
This property is subject to VAT.

Energy Performance Rating

Awaited

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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