



# AITCHISON RAFFETY



- Prominent location on Hatfield Road, close to St.Peter's street
- Self Contained two- bed flat
- Rear yard/garden
- High pedestrian and vehicle flow
- Suitable for a wide variety of retail uses
- Recently refurbished
- Ground floor benefits from small business rate relief

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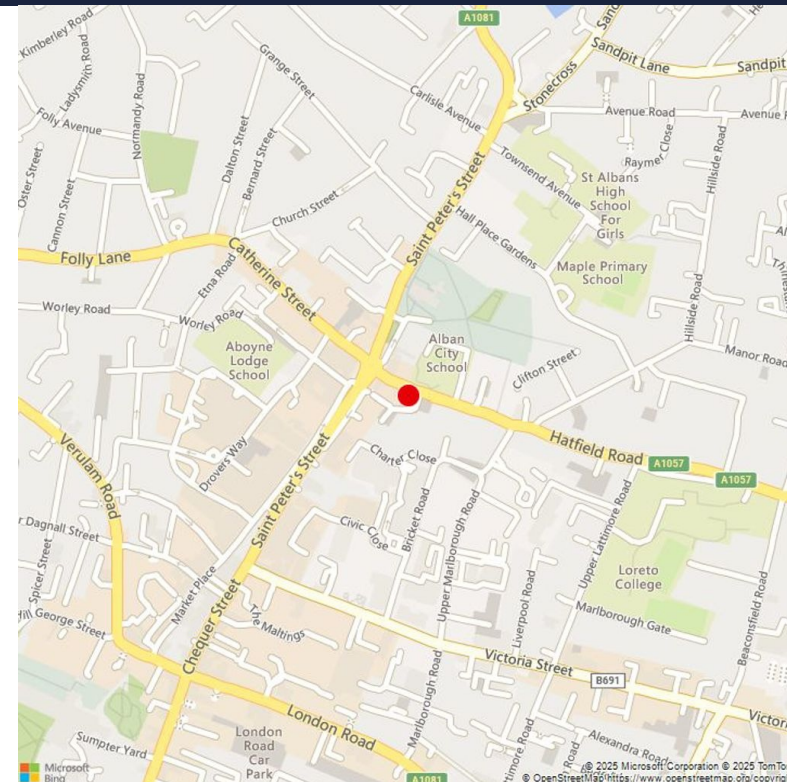
10 Hatfield Road, St. Albans, Hertfordshire, AL1 3RP

City Centre Retail Unit with Two-bed Flat above

Approx. 366 Sq Ft (33.91 Sq M)

**To Let**

# 10 Hatfield Road, St. Albans, Hertfordshire, AL1 3RP



## Description

The property comprises a self-contained retail unit on the ground floor with a two bedroom flat above. The flat is self contained and benefits from its own entrance to the rear of the property.

The retail area features an open-plan sales area, recently refurbished kitchen, rear yard and single WC.

The property benefits from gas and electric throughout and traditional timber and plate glass frontage.

The property would suit a variety of different users within Class E.

## Location

The property is located on Hatfield Road in St Albans, close to St Peters Street the main shopping area of the town.

The unit is ideally located less than half a mile from St. Albans City Railway Station.

## Floor Area

Ground floor	366 Sq Ft	33.91 Sq M
<b>Total</b>	<b>366 Sq Ft</b>	<b>33.91 Sq M</b>

## Rent

£34,950 per annum exclusive

## Terms

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

## Business Rates

From online enquiries, we understand the current rateable value is £8,600. Therefore meaning that the property is eligible for small business rates relief.

## VAT

This property is subject to VAT.

## Energy Performance Rating

71- C

## 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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RAFFETY**



www.argroup.co.uk



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