

TO LET
RETAIL



**67 St. Peters Street, St. Albans,
Hertfordshire, AL1 3EA**

- Prominent and attractive frontage onto St Peters Street
- 3-phase power supply
- Open-plan retail accommodation
- Shell & core specification ready for bespoke tenant fit-out

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.



DESCRIPTION

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

The property benefits from an attractive frontage and a 3-phase power supply, and will be delivered in shell and core condition ready for tenant fit-out. The property is due to have access from side and front.

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

ACCOMMODATION

There is potential for additional lower ground floor space totalling 4,144 sq ft. Further details available on request.

FLOOR AREAS

Ground Floor	4,176.5 Sq Ft	388 Sq M
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RATEABLE VALUE

Not yet assessed. Estimate available on request.

VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Awaited

QUOTING RENT

£135,000 Per Annum

TENURE

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

LEGAL COSTS

Each party is to be responsible for their own legal costs.



To arrange a viewing please contact:



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