



**AITCHISON
RAFFETY**



- Prime City Centre Location
- Newly Refurbished
- Character Grade II listed building
- LED lighting
- Wealth of Character features
- 5 Parking Spaces to the rear

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32 St Peters Street, St Albans, AL1 3NA

City Centre Character Building

Approx. 3,208 Sq Ft (298.02 Sq M)

**For Sale/
To Let**

32 St Peters Street, St Albans, AL1 3NA

Description

A newly refurbished prestigious three storey Grade II listed building within the city centre. The building has a wealth of character features and provides a mixture of open plan areas and separate rooms.

There are WC and kitchen facilities and the property additionally has basement storage, gas central heating, door entry and fire alarm systems.

To the rear there is parking for up to 5 cars.

Location

Prominently positioned within St Albans City centre. St Albans mainline railway station is within a 5 minute walk and provides a fast service to London St Pancras in 19 minutes.

St Albans mainline train station	0.50 Miles
M25 (Junction 21a)	3.3 Miles
M1 (Junction 6a)	3.3 Miles
A1(M) (Junction 3)	4 Miles





Floor Area

Ground Floor	1,328 Sq Ft	123.37 Sq M
First Floor	1,373 Sq Ft	127.55 Sq M
Second Floor	507 Sq Ft	47.1 Sq M
Total	3,208 Sq Ft	298.02 Sq M

Virtual Tour

<https://floorfy.com/tour/933970?play=no>

Price/Rent

£1,100,000 /£90,000 per annum exclusive

Terms

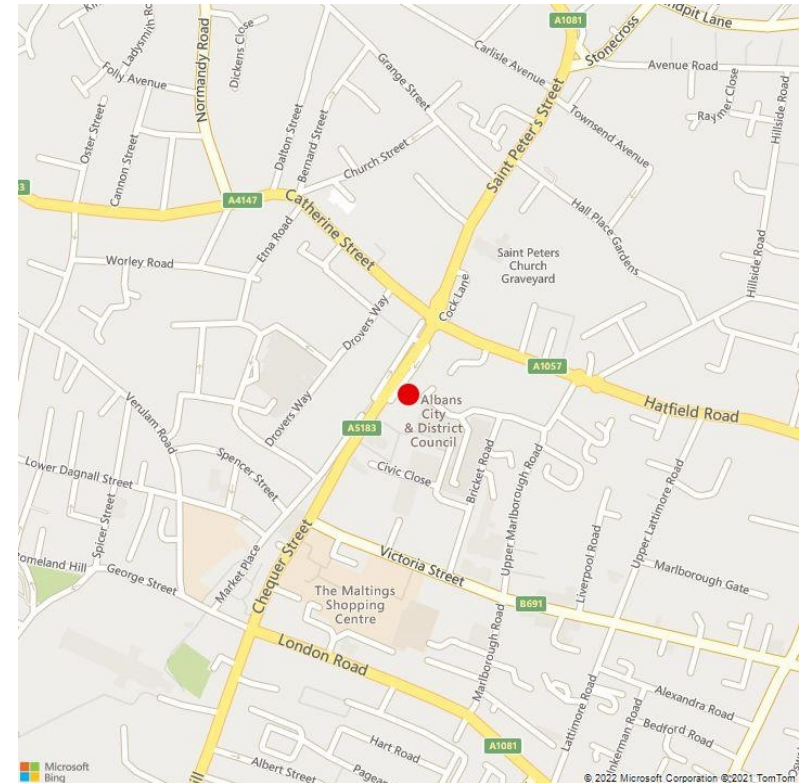
By way of a new full repairing and insuring lease for a term to be agreed at a rent of £90,000 per annum exclusive.

Business Rates

The property needs to be reassessed for business rates

Energy Performance Rating

Band B - 45



Viewings

Strictly by appointment via the
sole agents - Aitchison Raffety
01727 843232
georgia.strazza@argroup.co.uk

**AITCHISON
RAFFETY**



www.argroup.co.uk



RICS

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We invest in people Silver



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