



# AITCHISON RAFFETY



- Situated in St Albans city centre
- Prominent High Street location with extensive frontage
- Newly installed shop front
- Ground floor open plan sales area with further basement storage
- Use class E
- EPC- B
- Nearby occupiers include Lussmans, The Ivy & Starbucks,

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25 High Street, St. Albans, Hertfordshire, AL3 4EH

City Centre Retail Unit

Approx. 1,298 Sq Ft (120.58 Sq M)

**To Let**

## Description

The premises comprise an open plan retail unit currently with permitted use within Use Class E. There is an extensive return frontage to the entrance to Heritage Close meaning the property has a very prominent position. A new shop front has recently been installed.

There are WC facilities to the rear and stairs to the lower ground floor which could be used for storage or further sales.

## Location

Situated within Heritage Close Shopping Centre fronting onto the High Street which is one of the main arterial routes into St Albans. Heritage Close is in the heart of St Albans City centre retail and leisure facilities.

Other occupiers located close by are Lussmans, Mad Squirrel, The Ivy, Loch Fyne, Starbucks, Cote, Fired Earth, Phase Eight and many other independent retailers.

## Floor Area

Ground Floor	825 Sq Ft	76.64 Sq M
Lower Ground Floor	473 Sq Ft	43.94 Sq M
<b>Total</b>	<b>1,298 Sq Ft</b>	<b>120.58 Sq M</b>

## Rent

On application

## Terms

The premises are available by way of a new FRI lease

## Business Rates

From verbal enquiries we understand the current rateable value is £32,500 with rates payable in the order of £15,145 per annum.

## VAT

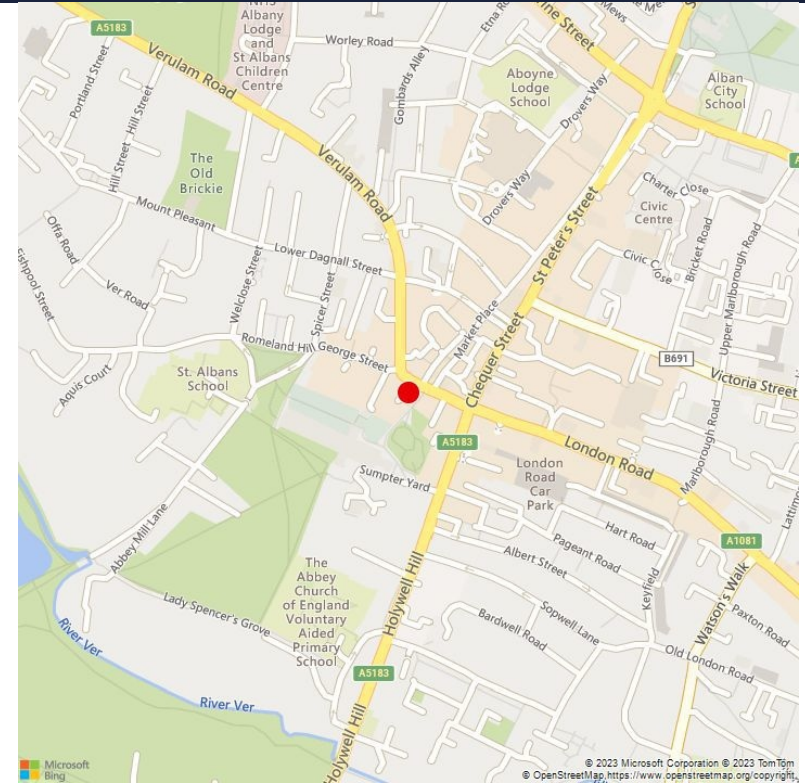
All prices quoted will be subject to VAT

## Energy Performance Rating

Band B - 48

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together with buildings insurance. Available upon request.



## Viewings

Strictly by appointment via the joint agents.

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