



**AITCHISON
RAFFETY**



- First and second floor rooms
- Self-contained with own entrance
- Air conditioning
- Light and bright office space
- WC & shower facilities
- Next to Tesco and close to other local shops

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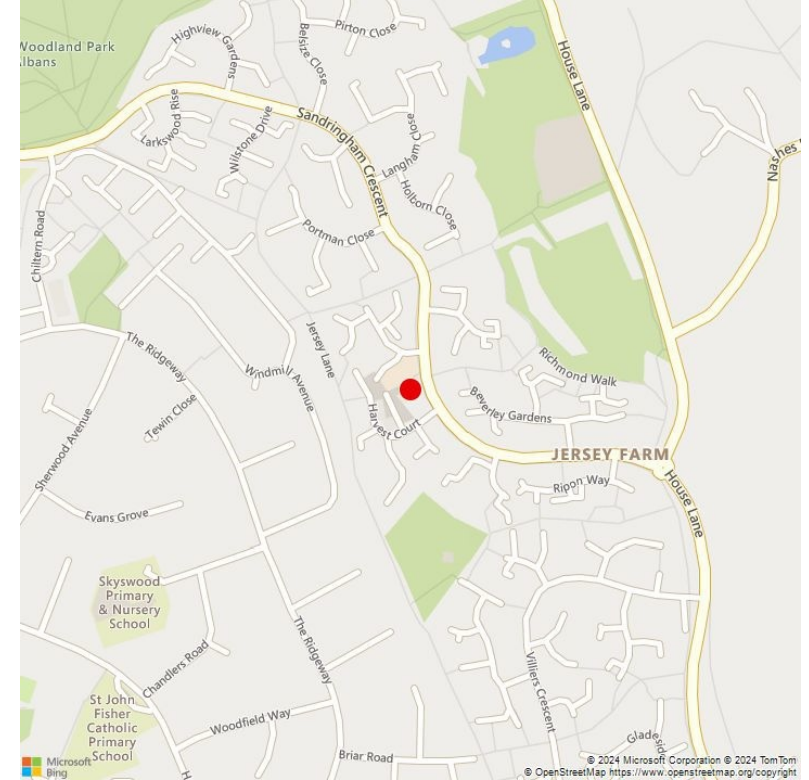
6B St. Brelades Place, St. Albans, Hertfordshire, AL4 9RG

1st & 2nd Floor - Office/ Beauty Salon Available to Rent

Approx. 966 Sq Ft (89.74 Sq M)

To Let

6B St. Brelades Place, St. Albans, Hertfordshire, AL4 9RG



Description

The premises are set out over the first and second floor of 6 St Brelades Place and are self-contained with its own entrance.

The first floor comprises three large rooms, and office storage. On the second floor, there are two further treatment rooms and a full bathroom.

Currently undergoing refurbishment to a high standard, this property is versatile and suitable for a variety of purposes.

Location

The property is located within a parade of shops known as St Brelades Place in Jersey Farm to the northeast of St Albans City centre. St Brelades Place is a popular neighbourhood shopping centre, comprising a Tesco's local, public house, pharmacy, and a mix of general retail, doctor's surgery and dentist.

Floor Area

First Floor	662 Sq Ft	61.5 Sq M
Second Floor	304 Sq Ft	28.24 Sq M
Total	966 Sq Ft	89.74 Sq M

IMPORTANT NOTICE

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Rent

£19,500 per annum exclusive

Terms

The premises are available by way of a new FRI lease on terms to be discussed.

Business Rates

From enquiries on the Local Authority we are advised that the rates payable will be in the region of £9,980 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Band D - 48

Legal Costs

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

Please note:- it is **not** the ground floor hairdressers available to let.

Viewings
By appointment only with sole agents Aitchison Raffety
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AITCHISON RAFFETY

www.argroup.co.uk



INVESTORS IN PEOPLE™
We invest in people Silver

