



- Frontage onto Market Place
- Rear frontage to French Row
- Prime retail pitch
- Open plan ground floor sales
- First floor office/store
- Attractive character building
- Close to Clock Tower

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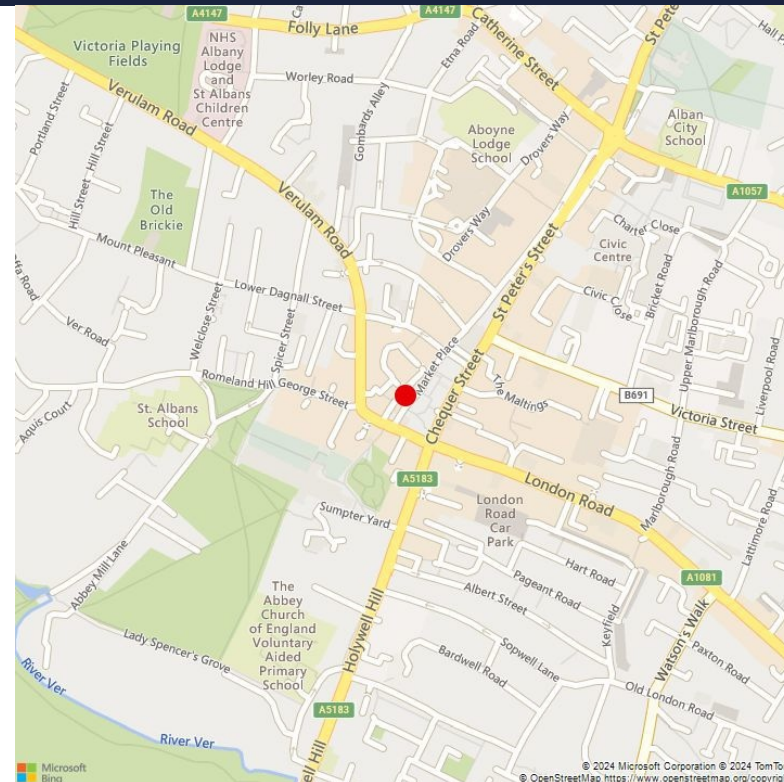
11 Market Place, St. Albans, Hertfordshire, AL3 5DR

Prime retail opportunity in the heart of St Albans City Centre

Approx. 614 Sq Ft (57.04 Sq M)

To Let

11 Market Place, St. Albans, Hertfordshire, AL3 5DR



Description

The premises comprise the ground and first floors of this character city centre building. The ground floor sales area is open plan with frontage on to Market Place and a rear access off of French Row. The first floor is open plan and ideal as ancillary offices or storage space.

Location

The premises front onto Market Place, adjoining Anthropologie in Central St Albans and is a popular city centre shopping road. Nearby occupiers include White Stuff, Café Nero, Reiss, and Gail's Bakery. The shop also benefits from a rear entrance off of French Row.

Floor Area

Ground	308 Sq Ft	28.61 Sq M
First	306 Sq Ft	28.43 Sq M
Total	614 Sq Ft	57.04 Sq M

Rent

£35,000 per annum exclusive

Terms

The premises are available by way of a new effective FRI lease at a rent of £35,000 per annum exclusive.

Business Rates

From the VOA website we understand the current rateable value is £25,750 per annum with rates payable in the order of £12,617.50.

VAT

All prices are quoted exclusive of VAT

Energy Performance Rating

Band C - 62

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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