

# TO LET

450 - 1,191 Sq Ft

(41.8 - 110.64 Sq M)

- Currently being refurbished - Completion Feb/Mar 2025
- Prominent corner unit(s) position
- Prime retailing location
- Available as two shops or as a single unit
- Ground floor retail with basement storage, kitchen and toilets



## 2 Market Place

St. Albans, AL3 5DG

 **KirkbyDiamond**

Contact: Matthew Bowen or Hugo Harding

Tel: 01727 575 445

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Prominent corner location, with frontages onto High Street and Market Place in the heart of St Albans city centre.
- High Street is one of the main arterial routes through St Albans and Market Place being pedestrianised and having significant footfall.
- Situated opposite the historic Clock Tower with surrounding occupiers including Starbucks, Gails Bakery, Oliver Bonas, Anthropologie, Cote and a wealth of independent retailers and restaurants.

/// what3words

///steep.snaps.museum

Google Maps

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## DESCRIPTION

- This well-known and historic building is newly refurbished. The ground floor can be occupied as whole or divided into two retail units
- There are internal stairs to the rear of the ground floor, to the basement, which provides storage accommodation which can be separately demised, together with toilets and kitchen facilities
- The ground floor retail areas will be provided in shell condition
- Layout drawings of the completed unit(s) available upon request

## TERMS

Available as a whole or as two shops by way of a full repairing and insuring lease for a term to be agreed. VAT is payable on the rent.

18 High Street £40,595 per annum  
 2 Market Place £38,695 per annum  
 Total £79,250 per annum

## ACCOMMODATION

Single Unit - Ground	75.81 SQ M	816 SQ FT
Single Unit -Basement	34.84 SQ M	375 SQ FT
18 High Street - Ground	39.3 SQ M	423 SQ FT
18 High Street -Basement	8.18 SQ M	88 SQ FT
2 Market Place - Ground	36.51 SQ M	393 SQ FT
2 Market Place - Basement	5.3 SQ M	57 SQ FT
<b>Total</b>	<b>110.64 SQ M</b>	<b>1,191 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

## CONTACT:

**➤** MATTHEW BOWEN  
 07442 820 386 [matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)

**➤** HUGO HARDING  
 07425 243 317 [hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

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