

TO LET

1,494 Sq Ft (138.79 Sq M)

- › Ground floor lock-up retail unit to let
- › Located within a busy neighbourhood parade of shops
- › Suitable for a variety of uses
- › On street parking to the front

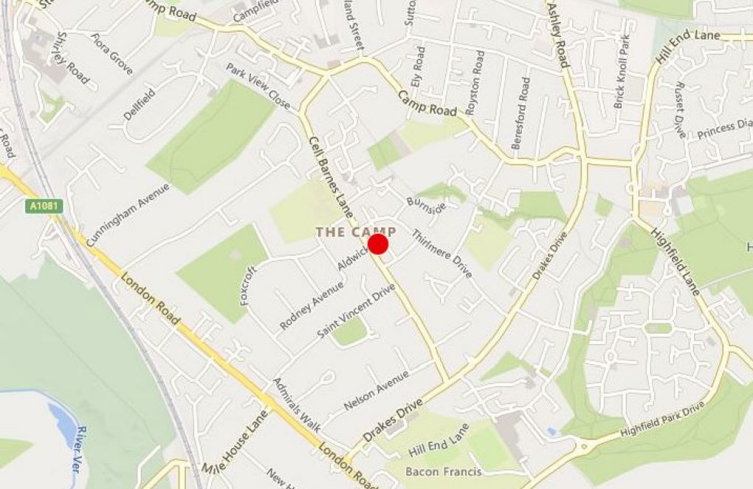


191 Cell Barnes Lane

St. Albans, AL1 5PX

Contact: Hugo Harding or Matthew Bowen
Tel: **01727 575 445**
eddisons.com





Location

- 1 mile to the south of St Albans city centre with good access to the A14, A1 & M25
- Located in neighbourhood retail parade
- Parade consists of Morrisons Local, Co-Op food shop, kebab shop, pharmacy & restaurant
- Primary and secondary school in close proximity

 what3words

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 Google Maps

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Description

- Large end of terrace unit, situated in a retail parade of shops
- Double width glazed frontage with central entrance & roller shutter security
- Main open plan retail area with substantial ceiling heights
- A door to the rear of the unit leads to a storage area, kitchen & W/C
- Suitable for a variety of other uses including restaurant, leisure and medical

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £24,450. VAT is not payable

Accommodation

Ground Floor – Retail Area	112.22 SQ M	1,208 SQ FT
Ground Floor – Store	26.57 SQ M	286 SQ FT
Total	138.79 SQ M	1,494 SQ FT

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

EPC: C-72

Business Rates: The rateable value is £12,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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