

TO LET

1,095 Sq Ft (101.73 Sq M)

- › Prime city centre retail unit
- › High footfall and vehicle route
- › Main retail area with middle and rear sales / storage
- › Suitable for a variety of uses within class E
- › Nearby occupiers include Nandos, Toni and Guy, Fat Face, HSBC



10 Chequer Street

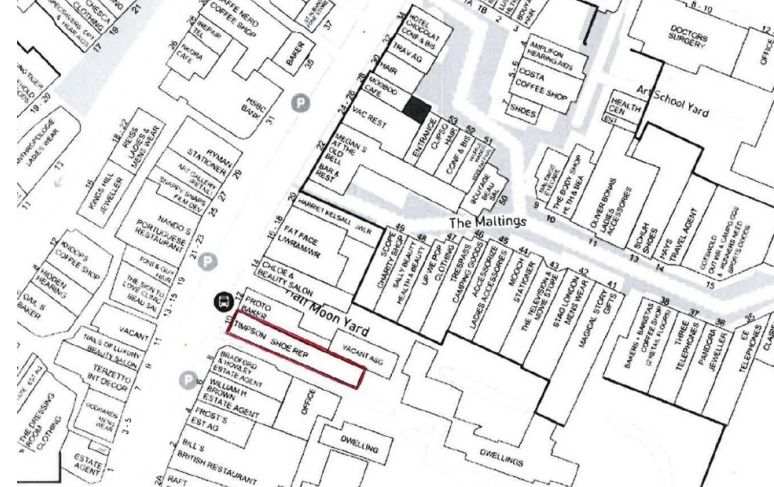
St Albans, AL1 3XZ

Contact: Hugo Harding or Matthew Bowen

Tel: 01727 575 445

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Location

- Centrally located on Chequer Street within the main retail area of St Albans city centre
- Within walking distance of The Maltings shopping centre and public car parks
- Busy vehicular and pedestrian route
- Nearby occupiers include Nandos, Toni and Guy, Fat Face and HSBC

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Google Maps

Click here

Description

- Self contained ground floor retail unit
- Open plan sales area to the front, storeroom / sales to the middle and further storage and kitchen to the rear
- There are two further external store rooms to the rear and 1 parking space
- The property is currently undergoing refurbishment works
- Suitable for a variety of uses within class E

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £39,950 . VAT is not payable.

Accommodation (Net Internal Area*)

Retail Area	40.04 SQ M	431 SQ FT
Store / Sales	20.9 SQ M	225 SQ FT
Rear Store	27.5 SQ M	296 SQ FT
External Store	13.28 SQ M	143 SQ FT
Total	101.73 SQ M	1,095 SQ FT

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

EPC: C - 58

Business Rates: The rateable value is £33,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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