

TO LET

392 Sq Ft (36.42 Sq M)

- › Ground floor self-contained retail unit
- › St Albans City Centre Location
- › High footfall and busy vehicular route



26 London Road

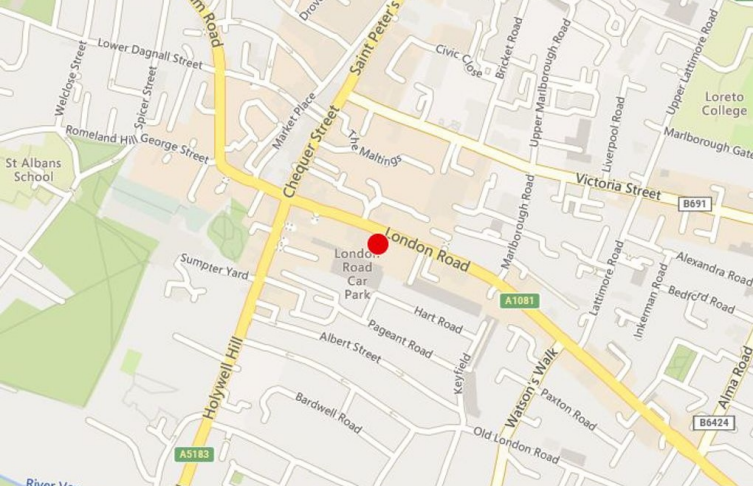
St. Albans, AL1 1NG

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Location

- Situated in a very prominent position on London Road close to its junction with Chequer Street and Holywell Hill
- As well as having significant footfall this is also an extremely busy vehicular route with car parks and shopping centre in close proximity
- Nearby occupiers include the Co-Op, CP Hart, Bo Concept, Raft and a wealth of independent retailers.

 what3words

[///words.editor.best](https://www.what3words.com/words.editor.best)

 Google Maps

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Description

- The property comprises a self contained ground floor retail unit within this noteworthy mid terraced building.
- Property suits a range of uses, but is not for takeaway or restaurant.
- There is a separate shared WC.

Terms

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £22,500 per annum exclusive. VAT is not payable on the rent.

Accommodation

Total	36.42 SQ M	392 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-30

Business Rates: The rateable value is £20,750. For the rates payable please contact us or www.voa.gov.uk

Contact:

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