TO LET

979 Sq Ft (90.95 Sq M)

- Located within The Maltings Shopping Centre
- Rarely available smaller sized retail unit
- Very high footfall
- Suitable for a variety of uses within class E (not restaurant or takeaway)

4 The Maltings

St. Albans, AL1 3HS

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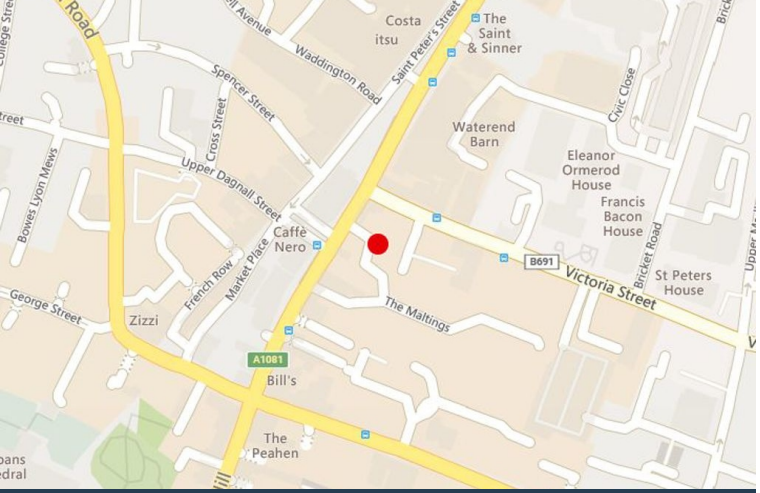
BTG Eddisons



Location

- The Maltings Shopping Centre is the premier shopping destination in the heart of St Albans
- There is very high footfall with primes tenants including H&M, Cotswolds, Sports Direct, TK Maxx and New Look
- Recent lettings include Chicken George, Oliver Bonas & Timpsons
- The Maltings car park has over 800 customer spaces

what3words

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Google Maps

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Description

- Self contained ground floor retail unit with basement
- Currently partitioned on the ground floor to create two consultation rooms
- Fitted out to a high standard with LED lighting, air conditioning and suspended ceiling
- Suitable for a variety of uses within class E (not restaurant or takeaway)

Terms

The property is available by way of a lease assignment (expiring June 2034) at an annual rent of £50,000 per annum. VAT is payable.

Alternatively by way of a new lease subject to negotiation.

Accommodation (Net Internal Area*)

Ground Floor	**56.2 SQ M**	**605 SQ FT**
Basement	**34.74 SQ M**	**374 SQ FT**
Total	**90.95 SQ M**	**979 SQ FT**

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

EPC: C - 74

Business Rates: The rateable value is £39,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £8,553 per annum.

Contact:

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