

TO LET

951 Sq Ft (88.35 Sq M)

- › Located within The Maltings Shopping Centre
- › Prime city centre retail unit with high footfall
- › Currently used as a hairdressers and potentially available with fixtures & fittings
- › Nearby occupiers include Oliver Bonas, Seasalt Cornwall & Fat Face



53 The Maltings

St. Albans, AL1 3HL

Contact: Hugo Harding or Matthew Bowen
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eddisons.com





Location

- The Maltings Shopping Centre is the premier shopping destination in the heart of St Albans
- There is very high footfall with prime tenants including H&M, Topshop, Sports Direct, TM Lewin & Crew
- Recent new occupiers include Oliver Bonas, Seasalt Cornwall & Fat Face
- The Maltings car park has over 800 customer spaces

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Google Maps

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Description

- 53 The Maltings is a self-contained two-storey retail unit within The Maltings Shopping Centre, located around the central bandstand courtyard.
- Currently fitted out as a hair and beauty salon with numerous styling stations, washing and drying facilities, reception area, staff amenities and ancillary accommodation. Fixtures and fittings can potentially be included if required.
- The premises are fitted with air conditioning, recessed lighting and wood flooring throughout.

Terms

Available by way of an assignment or sub lease (expiring June 2028) at a rent of £50,000 per annum.

– or –

A new lease for a term to be agreed is available by way of negotiation.

VAT is payable on the rent.



Accommodation

Ground Floor	46.91 SQ M	505 SQ FT
First Floor	41.43 SQ M	446 SQ FT
Total	88.35 SQ M	951 SQ FT

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

EPC: B-38

Business Rates: The rateable value is £38,000. 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 £7,498 per annum.

Contact:

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