



**AITCHISON  
RAFFETY**



- Prominent City Centre Location
- High traffic flow
- Self-contained ground floor retail
- Prominent main road frontage
- Economical Rent - £22,500 per annum

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26 London Road, St. Albans, Hertfordshire, AL1 1NG

City Centre Shop

Approx. 392 Sq Ft (36.42 Sq M)

**To Let**

# 26 London Road, St. Albans, Hertfordshire, AL1 1NG



## Description

The premises comprise a self contained ground floor retail unit within this prominent mid terraced building.

The unit would suit a variety of users but will not suit takeaway or restaurant use.

There is an alarm entry and separate shared WC.

## Location

Situated in a prominent position on London Road close to its junction with Chequer Street and Holywell Hill, the premises are within the main retail area of St Albans city centre.

This is a busy vehicular route and has a high footfall with car parks situated in close proximity.

## Floor Area

Ground Floor                      392 Sq Ft                      36.42 Sq M

## Rent

£22,500 per annum exclusive

## Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

## Business Rates

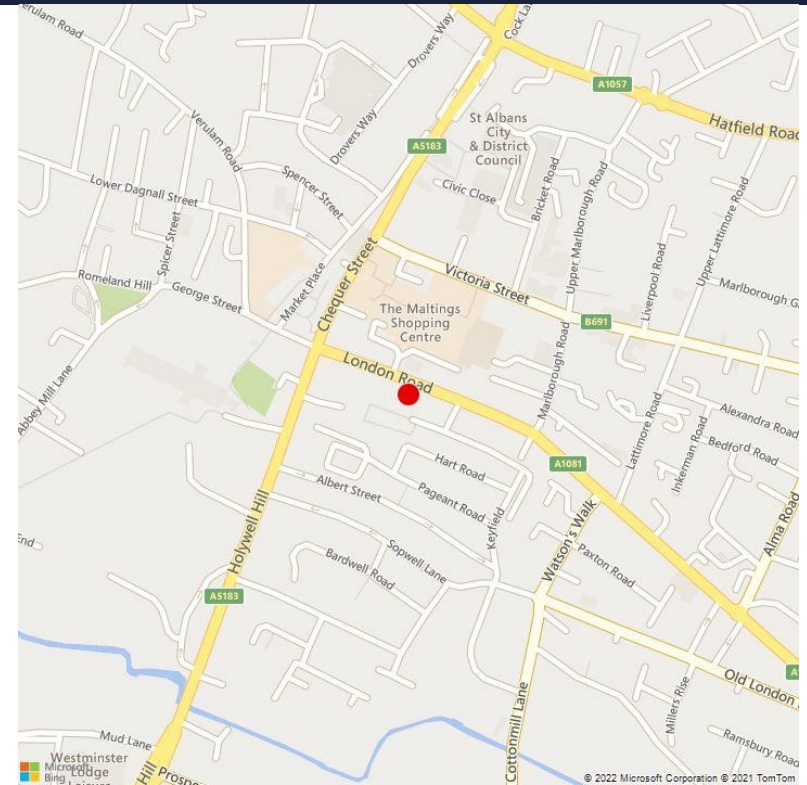
From verbal enquiries, we understand the rateable value as of 1st April 2023 will be £19,250 which rates payable in the order of £9,605 p.a.

## VAT

The Property is not elected for VAT and therefore is not payable on the price

## Energy Performance Rating

Band B - 30



## Viewings

Strictly by appointment via  
the sole agents - Aitchison  
Raffety 01727 843232  
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