



- Good City Centre location
- Arranged over ground floor
- Kitchen & WC facilities
- High pedestrian and vehicle flow
- Suitable for a variety of uses
- Large glass frontage
- Close to the Clock Tower and St Albans Cathedral
- £35,000 per annum

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1a Verulam Road, St. Albans, Hertfordshire, AL3 4DA

Stand alone retail unit within City Centre

Approx. 938 Sq Ft (87.14 Sq M)

**To Let**



1a Verulam Road, St. Albans, Hertfordshire, AL3 4DA



Description

The property consists of a self contained retail unit. The premises comprise a ground floor sales area with rear store, kitchenette and WC facilities. The property has a gross frontage of approximately 28ft offering prime frontage onto a busy junction with high foot and vehicular fall.

The property would suit a variety of uses within Class E, subject to the landlord consent.

Location

Situated in a prominent position at the junction of Verulam Road and George Street benefiting from a high level of passing traffic.

Nearby occupiers include The Ivy, Zizzi's, Sofa's and Stuff, Thai Square and Christopher Place Shopping Centre.

Floor Area

Ground floor	938 Sq Ft	87.14 Sq M
Total	938 Sq Ft	87.14 Sq M

Rent

£35,000 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £22,500 with rates payable in the order of £11,025 per annum.

VAT

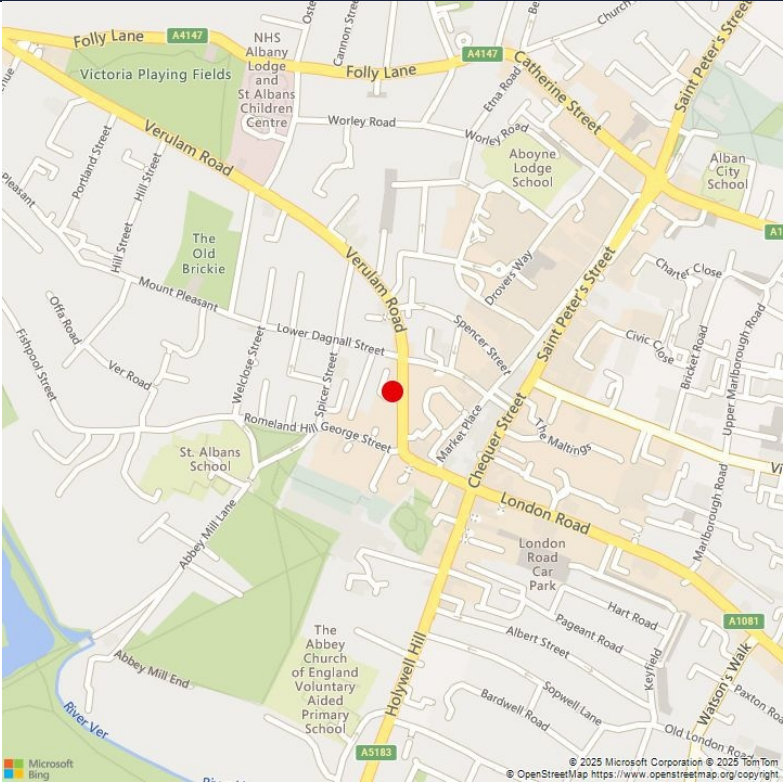
This property is subject to VAT.

Energy Performance Rating

B-46

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

By appointment only with sole agents Aitchison Raffety  
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AITCHISON  
RAFFETY



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We invest in people Silver



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