

37 CHEQUER STREET, ST ALBANS, AL1 3YE

HIGHLY VISIBLE SHOP TO LET



- Location:** The property is situated in a prime location at the top end of Chequer Street with excellent visibility from the main entrances to The Maltings Shopping Centre opposite and the junction with Victoria Street. There is a return frontage to Queens Way which one of the two thoroughfares adjacent to the unit through to Market Place. Retailers in the vicinity include HSBC, Lloyds, Hotel Chocolat, Wenzels, Caffe Nero, Subway, Flight Centre and Jo Malone.
- Accommodation:** The property comprises a ground floor retail unit measuring 390 sq.ft. (36.25 sq.m)
- Lease:** A new lease for a term by arrangement
- Rent:** £46,500 per annum exclusive
- Rateable Value:** The current rateable value is £30,750 pa
- Legal Costs:** Each party to be responsible for their own legal costs.
- EPC:** E101
- Viewing:** Strictly by appointment through the Sole Agents

These particulars do not constitute or form any part of any offer or contract and all statements made herein are made without responsibility on the part of Koopmans or the vendor. Any intending purchaser should satisfy themselves as to their correctness. Neither the vendor or Koopmans, nor any person in their employment, make or have any authority to make any warranty in relation to this property. These particulars are supplied on the understanding that all negotiations are conducted through this office. JULY 2021

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