

TO LET
RETAIL



14-16 Market Place, St. Albans,
Hertfordshire, AL3 5DG

- Prime retail units in St Albans
- Available as one combined unit or separate smaller units
- Prominent footfall location close to the clock tower
- Attractive listed building

LOCATION

The premises occupy a prominent location on Market Place in the heart of St Albans city centre. Market place benefits from consistently high levels of pedestrian footfall throughout the week.

Nearby occupiers include Anthropologie, Knoop's, Reiss, and Gails Bakery. The location also benefits from the St Albans Market, which operates three times a week and attracts a large amount of visitors.



DESCRIPTION

The subject property comprises two retail units arranged over the ground and first floors. On the ground floor, an internal wall has been opened up to join the two units into a single space, meaning the units could suit a single occupier if required. The first-floor accommodation is currently used as office space and remains split into two separate areas. Each of the two independent first-floor spaces also benefit from their own dedicated WC and storage facilities..

The property features a striking stone façade with recessed windows, offering an expansive frontage onto the Marketplace.

Internally, the ground floor is fitted to a high standard, complete with new LED spotlights, air conditioning, and wooden flooring throughout.

ACCOMMODATION

14 Market Place

Ground floor	481.54 Sq Ft	44.74 Sq M
First Floor	346.71 Sq Ft	32.21 Sq M
Total	828.25 Sq Ft	76.94 Sq M

16 Market Place

Ground	240.56 Sq Ft	22.35 Sq M
First	236.49 Sq Ft	21.97 Sq M
Total	447.05 Sq Ft	44.32 Sq M
Combined Units	1,301 Sq Ft	120.86 Sq M



VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

B - 35

QUOTING RENT

14 Market Place - £55,000 per annum

16 Market Place - £30,000 per annum

14-16 Combined - £85,000 per annum

TENURE

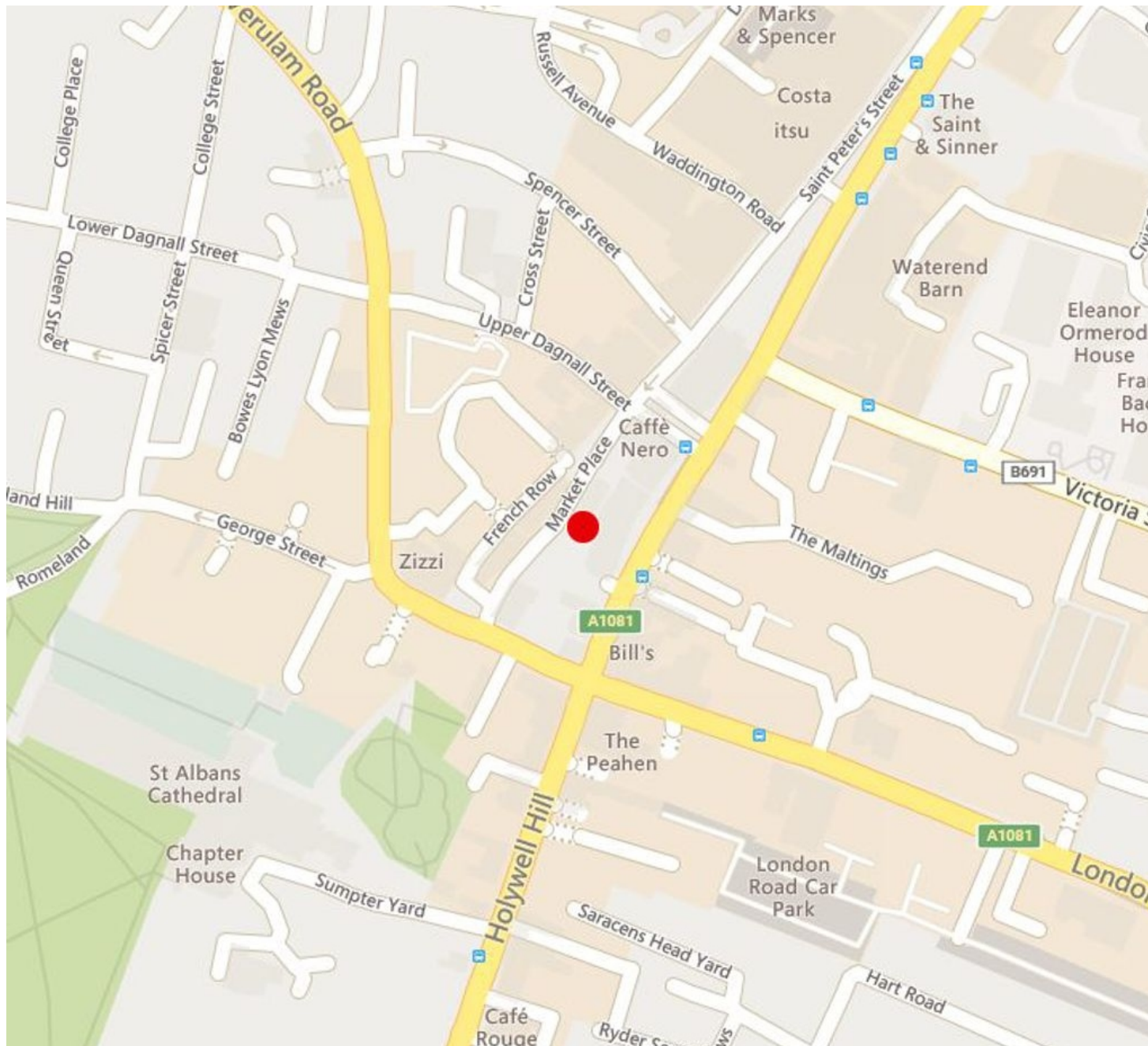
The premises are available to let on standard FRI terms.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

RATEABLE VALUE

We understand the rateable value of the combined unit to be £73,000 as of April 2026.



To arrange a viewing please contact:



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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.