





The property is situated in Catherine Street. This is an established area with a wide variety of retail outlets and services represented nearby. St Albans is a prosperous and historic market town, strategically situated some twenty miles north-west of central London. The City enjoys excellent road and rail communications with the M25 (J21A), M1 (J6) and A1(M) (J3) motorways all within approximately six miles distance. St Albans mainline railway station provides for rapid access to St Pancras International (approximate travelling time twenty minutes).

DESCRIPTION

The property comprises a ground floor and basement Class E/Retail/Office premises.

FACILITIES

- Heating
- Power points
- Very well fitted and ready to use
- WC/Kitchen

ACCOMMODATION

The gross internal area is 56.78 sq m / 611 sq ft:

Ground Floor 42.29 sq m / 455 sq ft

Basement 14.49 sq m / 156 sq ft

LEASE

The premises are being offered by way of a new lease outside the terms of the security of tenure provisions of the Landlord and Tenant Act.

RENT

£18,250 per annum exclusive of insurance/occupational costs.

BUSINESS RATES

Rateable Value £12,250

Rates Payable for 2026 - 2027 – APPROX £600 – to be checked with local authority by ongoing tenant prior to entering into lease

*Please note that Business Relief may be available to reduce the Business Rates Liability subject to confirmation with the Business Rates Department at St Albans City and District Council.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

NON DOMESTIC ENERGY PERFORMANCE CERTIFICATE (NDEPC)
C 61

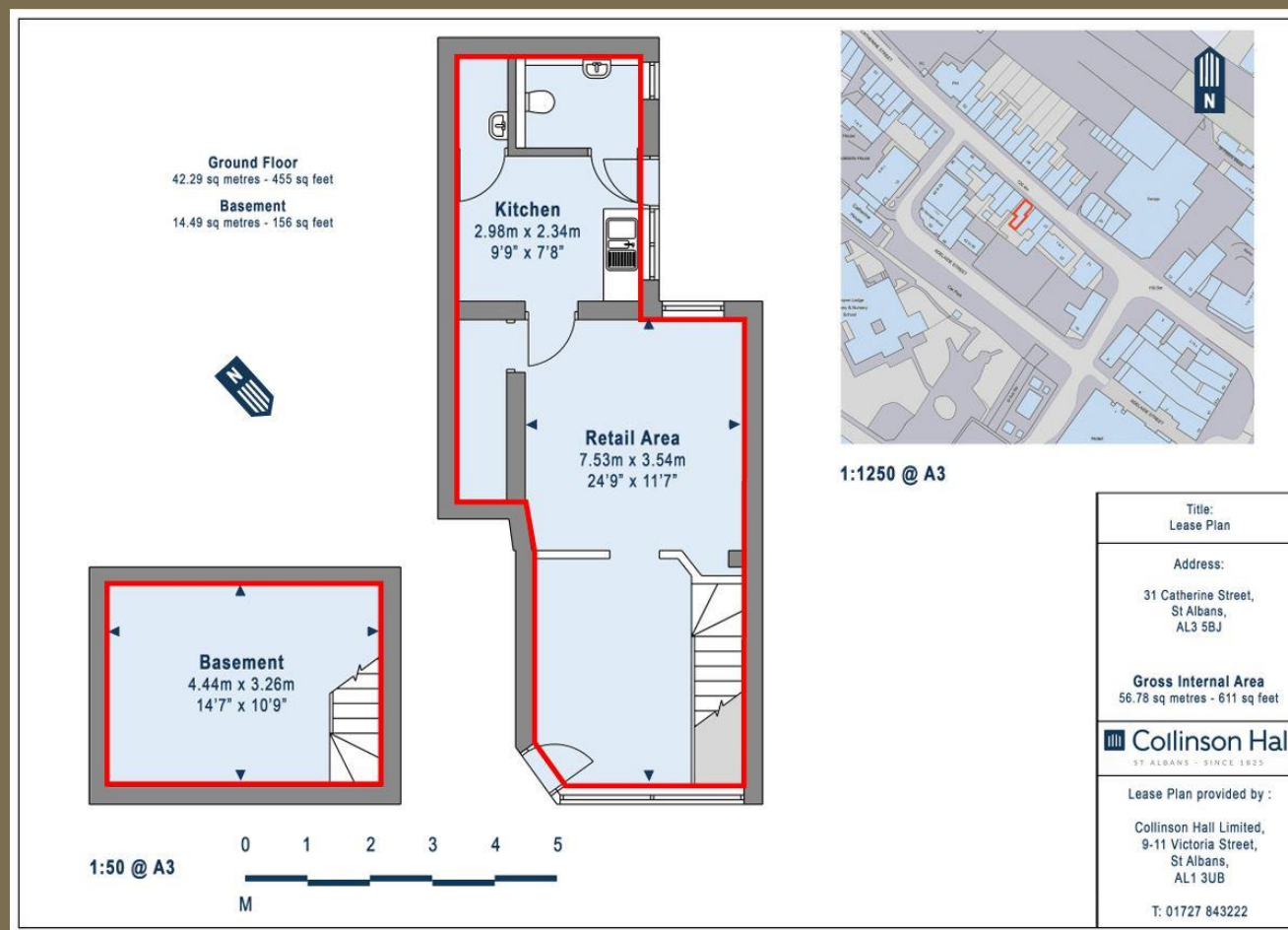
VAT is not applicable.



Please contact Jeff Rosen with any enquiries

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PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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