

TO LET
RETAIL/OFFICE

 **GRAHAM
SIBBALD**



**13A London Road, St. Albans,
Hertfordshire, AL1 1LA**

- End-of-terrace retail unit
- Ground floor accommodation with kitchenette and WC
- Established London Road location
- Suitable for a variety of retail and service uses

LOCATION

Situated in a prominent position on London Road close to its junction with Chequer Street, 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 and on street parking situated in close proximity.



DESCRIPTION

The property comprises an end-of-terrace lock-up shop arranged over the ground floor, benefiting from a prominent glazed frontage providing excellent natural light and strong display potential.

The accommodation includes an open-plan retail area, with a kitchenette and WC positioned to the rear. The property would suit a variety of retail, office or service-based occupiers. Please note that food-related uses will not be permitted.

The flank wall also provides an excellent opportunity for additional advertising or signage, offering enhanced visibility to passing traffic and pedestrians.

ACCOMMODATION

Total	418 Sq Ft	38.83 Sq M
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RATEABLE VALUE

From online enquires we understand the rateable value is £16,750 with rates payable in the region of £6,398.50

VAT

The property is not elected for VAT and therefore not payable on the rent

ENERGY PERFORMANCE CERTIFICATE

Awaited

QUOTING RENT

£22,000 Per Annum

TENURE

The premises are offered with a new lease on full repairing and insuring terms.

LEGAL COSTS

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

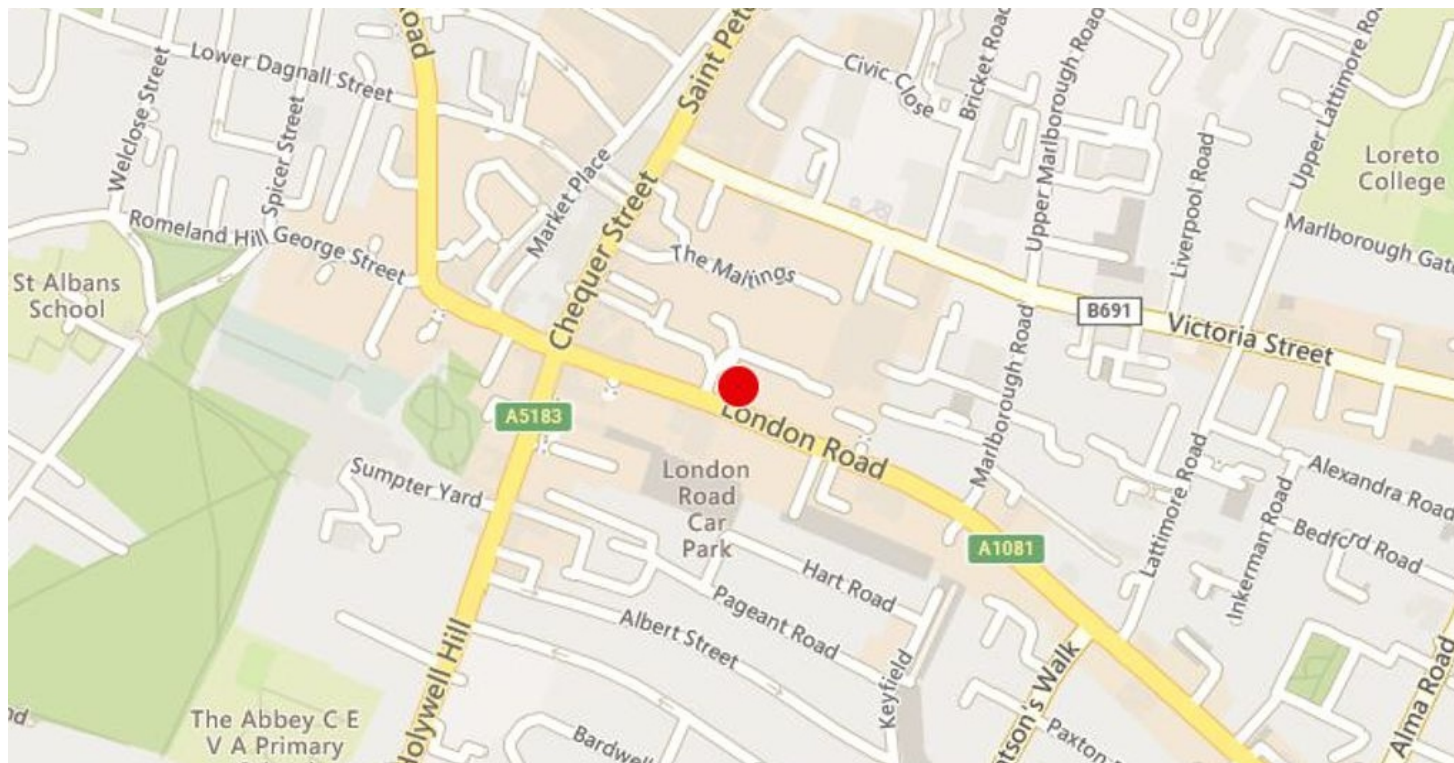
To arrange a viewing please contact:



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IMPORTANT NOTICE

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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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ANTI-MONEY LAUNDERING (AML) PROCESS

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.