





Collinson
Hall

LONDON ROAD, AL11PQ

LOCATION

The property is situated on London Road, close to the city centre. This is an established area with a wide variety of retail outlets and services represented. 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/LEASE

Class E retail unit to let by way of a new lease on terms to be agreed.

Other uses will be considered.

RENT

The quoting rent is £13,950 per annum excluding service charge/building insurance (contribution to be confirmed):

References/rent deposit will be required.

ACCOMMODATION

The premises are arranged on the ground and lower ground floors incorporating a self-contained WC/Kitchenette. The approximate floor area on a net internal basis is 713 sq ft/ 66.28 sq m2 excluding WC/Kitchenette

BUSINESS RATES

Potential interested parties to make enquiries on a direct basis to establish business rates payable.

LEGAL COSTS

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

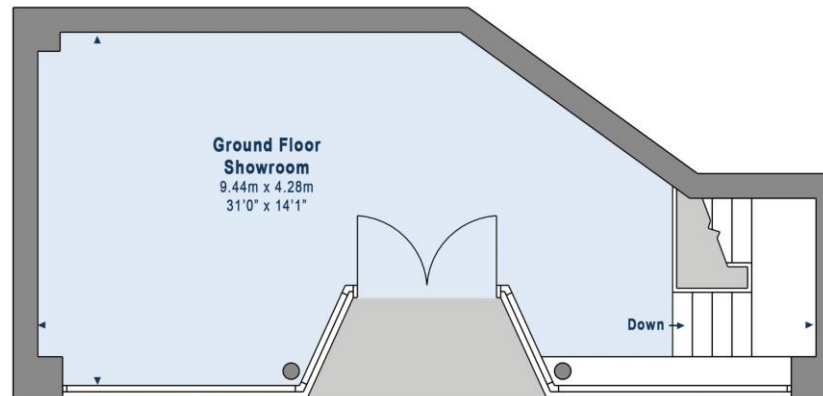
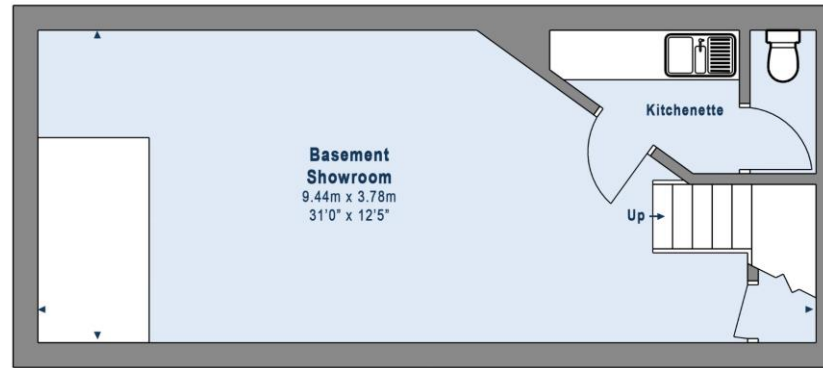
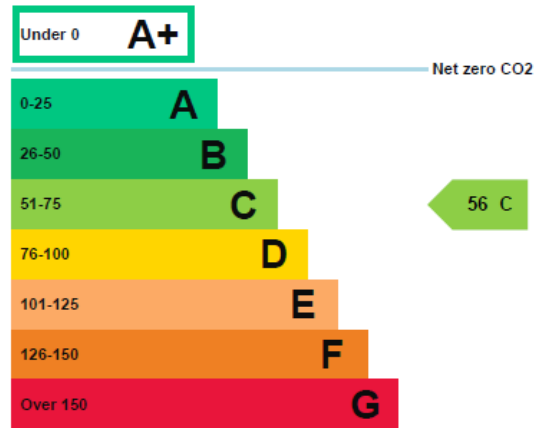
VAT

The rent quoted is exclusive of VAT.

For more information, please contact: commprop@collinsonhall.co.uk or call us on 01727 843222 option 4

Energy rating and score

This property's current energy rating is C.



Basement
34.93 sq metres - 376 sq feet

Ground Floor
31.35 sq metres - 337 sq feet

Total Area
66.28 sq metres - 713 sq feet

Collinson Hall
ST ALBANS - SINCE 1825

All measurements are approximate

Plan provided by Collinson Hall

Not to scale

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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