

TO LET

1,636 Sq Ft (151.98 Sq M)

- › City centre two storey Grade II listed bar / restaurant
- › Open plan bar and seating area
- › Popular food & drink location
- › Fitted to a high standard



26A George Street
St. Albans, AL3 4ES

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Located at the top of George Street close to its junction with High Street / Verulam Road
- George Street is a popular boutique retail location with a number of independent operators
- High Street is one of the main arterial routes through St Albans which attracts a significant footfall
- Nearby occupiers include The Ivy, The Hub and Zizzi

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Google Maps

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DESCRIPTION

- The property comprises a two storey Grade II listed bar / restaurant.
- The ground floor is predominantly open plan with a large wooden bar and seating area.
- To the front of the property on the first floor there is a further bar and seating area along with customer WCs and a store room.
- Further basement storage space may be available by way of separate negotiation.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £55,000 per annum. VAT is payable.



ACCOMMODATION (Net Internal Area*)

Ground Floor	82.5 SQ M	888 SQ FT
First Floor	69.49 SQ M	748 SQ FT
Total	151.98 SQ M	1,636 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D - 93

Business Rates: The rateable value is £23,250. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

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