

# TO LET

**450 - 1,191 Sq Ft**

(41.8 - 110.64 Sq M)

- Currently being refurbished - Completion Feb/Mar 2025
- Prominent corner unit(s) position
- Prime retailing location
- Available as two shops or as a single unit
- Ground floor retail with basement storage, kitchen and toilets



## 2 Market Place

**St. Albans, AL3 5DG**





## LOCATION

- Prominent corner location, with frontages onto High Street and Market Place in the heart of St Albans city centre.
- High Street is one of the main arterial routes through St Albans and Market Place being pedestrianised and having significant footfall.
- Situated opposite the historic Clock Tower with surrounding occupiers including Starbucks, Gails Bakery, Oliver Bonas, Anthropologie, Cote and a wealth of independent retailers and restaurants.

/// what3words

///steep.snaps.museum

Google Maps

Click here



## DESCRIPTION

- This well-known and historic building is currently being redeveloped and will be ready for occupation in Spring 2025. The ground floor can be occupied as whole or divided into two retail units
- There are internal stairs to the rear of the ground floor, to the basement, which provides storage accommodation which can be separately demised, together with toilets and kitchen facilities
- The ground floor retail areas will be provided in shell condition
- Layout drawings of the completed unit(s) available upon request

## TERMS

Available as a whole or as two shops by way of a full repairing and insuring lease for a term to be agreed. VAT is payable on the rent.

18 High Street £40,595 per annum  
2 Market Place £38,695 per annum  
Total £79,250 per annum

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## ACCOMMODATION

Single Unit - Ground	75.81 SQ M	816 SQ FT
Single Unit -Basement	34.84 SQ M	375 SQ FT
18 High Street - Ground	39.3 SQ M	423 SQ FT
18 High Street -Basement	8.18 SQ M	88 SQ FT
2 Market Place - Ground	36.51 SQ M	393 SQ FT
2 Market Place - Basement	5.3 SQ M	57 SQ FT
<b>Total</b>	<b>110.64 SQ M</b>	<b>1,191 SQ FT</b>

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

EPC: TBC

Business Rates: Available upon request

Service Charge: Available upon request

## CONTACT:



MATTHEW BOWEN

07442 820 386 matthew.bowen@kirkbydiamond.co.uk



HUGO HARDING

07425 243 317 hugo.harding@kirkbydiamond.co.uk

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