

# TO LET

478 Sq Ft (44.41 Sq M)

- Prominent corner retail unit
- Suitable for a variety of uses within Class E
- Busy vehicular route
- Fully fitted with café equipment



41 Catherine Street

St. Albans, AL3 5BN

Contact: Hugo Harding or Matthew Bowen

Tel: 01727 575 445

[eddisons.com](http://eddisons.com)





## Location

- Prominent corner position on Catherine Street and Adelaide Street
- Catherine Street is a busy vehicular route
- Close to public car parks
- Close to main shopping area of the city centre

 what3words

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 Google Maps

Click here



## Description

- End of terrace retail unit
- Arranged over ground and basement floors
- Benefits from a return frontage and fully fitted café kitchen along with WC facilities
- Basement storage

## Terms

Available by way of a FRI sublease, with a term expiring in July 2030 at a rent of £15,250 . VAT is not payable. A premium of £12,000 is offered for the fixtures and fittings.

## Accommodation (Net Internal Area\*)

Ground Floor	32.05 SQ M	345 SQ FT
Basement	12.36 SQ M	133 SQ FT
<b>Total</b>	<b>44.41 SQ M</b>	<b>478 SQ FT</b>

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

**EPC:** The property has an EPC of E - 110

**Business Rates:** The rateable value is £14,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## Contact:

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