

# TO LET

771 Sq Ft (71.63 Sq M)

- › St Albans City Centre Location
- › Ground floor self-contained retail unit
- › High footfall and vehicular route
- › Double width shop front which provides excellent natural light and prominence.



## 4 Victoria Street

St. Albans, AL1 3JD

Contact: Hugo Harding or Matthew Bowen  
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[eddisons.com](http://eddisons.com)





## Location

- The property is prominently located on the corner of St Peter's Street and Victoria Street in St Albans town centre
- Victoria Street is in a prime business location with nearby occupiers including Skipton Building Society, Miller & Carter and Connells Estate Agents
- The entrance to The Maltings Shopping Centre and multi storey car park is within 50 metres
- As well as having significant footfall this is also an extremely busy vehicular route

/// what3words

///alone.atoms.villa

Google Maps

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## Description

- A self contained double fronted retail unit with a large open plan sales area, rear sales/staff area, WC and kitchen.
- Suspended ceilings with LED lighting
- Air conditioned
- Use class E (not suitable for restaurant or take-away)

## Terms

Available by way of assignment or sub letting of an existing FRI lease (4 years remaining) at a rent of £37,500. VAT is payable on the rent.

Alternatively a new lease may be agreed subject to suitable terms being agreed.

## Accommodation

Front Sales	49.42 SQ M	532 SQ FT
Rear Sales / Kitchen	15.33 SQ M	165 SQ FT
Storeroom	6.87 SQ M	74 SQ FT
<b>Total</b>	<b>71.63 SQ M</b>	<b>771 SQ FT</b>

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

EPC: C-59

**Business Rates:** The rateable value is £42,250 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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