

St Albans - 258 Hatfield Road - Shop To Let

- Local parade of shops, 1.5 miles from town centre
- Close to large Morrisons Supermarket
- Off street parking in front of shops
- Suitable for retail and leisure uses, STPP

Location

Located in a local parade of shops 1.5 miles east of the town centre, and close to a large Morrisons Supermarket. Nearby occupiers include local F&B operators, Thrifty, and a new residential development directly opposite.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	16 ft	4.9 m
Ground Floor NIA	583 sq ft	54.2 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 23rd June 2032, with the benefit of a tenant only break clause effective 23rd June 2022, at a current passing rent of £11,300 pa.

Planning

The property has planning for Sui Generis uses and could suit A1, A2, A3, and D2 uses, subject to planning permission.

Terms

The property is available via an assignment of the existing lease, with a rent free period available – subject to status. Alternatively a new sub-lease is available until June 2022 at £8,500 pa.



Business Rates

The current Rateable Value for the property is believed to be £12,500.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/anpU924k42REbCSZ8>

Link to Map / Location

<https://goo.gl/maps/JZ4CxRaVwrXaPLaMA>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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