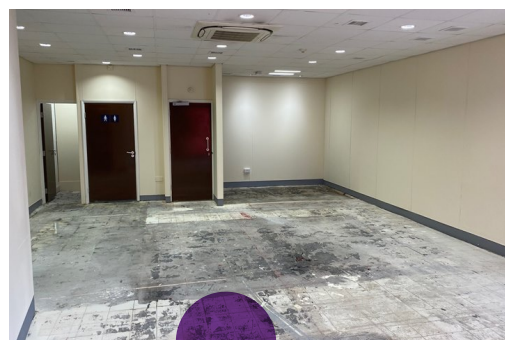


Shop to let.

St Albans, 93 Victoria Street.

AL1 3TJ.



Short term lease considered.

Fitted unit.

1 hour free parking directly outside premises.

Contact.

Callum Stephenson

callum.stephenson@gcw.co.uk
020 7647 4808

Gareth Storer

gareth.storer@gcw.co.uk
020 7647 4825

Location.

The property is located on Victoria Street which connects St Albans City Station with the centre of town.

Schmidt Kitchens have recently opened up in the parade which includes a mix of locals and nationals including **Stevensons, Rock & Road Bike Shop, Aubrey & Finn, Iceland** and **Wentworth Kitchens** with **Cotswold Outdoor** trading from the adjacent store.

Accommodation.

Dimensions and net internal floor areas:-

Net Frontage	4.44 m	14 ft 5 in
Gross Frontage	5.27 m	17 ft 2 in
Ground Floor Sales	71.21 sq m	767 sq ft
Ground Floor Ancillary	5.04 sq m	54 sq ft

Rent.

£20,000 pax.

Business Rates.

Rateable Value £19,250

UBR (2021/22) 49.9p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 01727 866100.

Lease Terms.

A new 5 year effectively full repairing and insuring lease is available.

Energy Performance Certificate.

Band B. Report available on request.

Legal Costs.

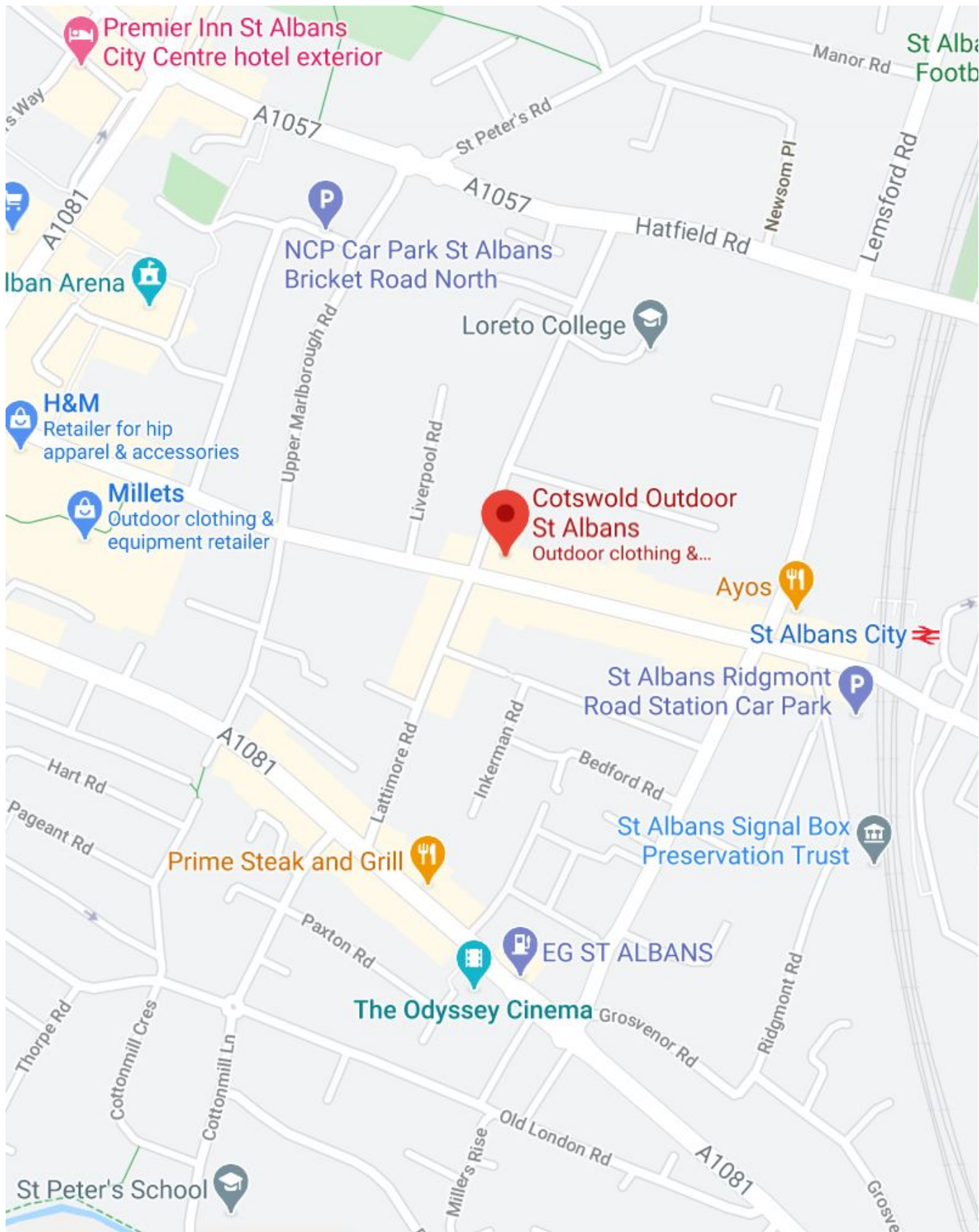
Each party to be responsible for their own costs.

Subject to Contract.

April 2021

St Albans, 93 Victoria Street.

AL1 3TJ.



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