

# ST ALBANS

17/17a St Peters Street, AL1 3DP.



**100% PRIME LOCATION  
AVAILABLE ON A NEW LEASE  
SUBJECT TO VACANT POSSESSION**

For further information please contact sole agents:

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# St Albans, 17/17a St Peters Street, AL1 3DP.

## Location

The property occupies a 100% prime location on St Peters Street, the main retailing thoroughfare in St Albans town centre. Nearby retailers include Marks & Spencer, Boots, Costa Coffee, Holland & Barrett and Clarks Shoes.

## Lease

The property is available on a new FRI lease subject to 5 yearly upward only rent reviews.

## Accommodation

The property is arranged over ground floor and first floor and comprises the following net internal areas:

Gross Frontage: 28ft 2"	8.6m
Shop Depth: 70ft	21.3m

Ground Floor: 1740sq.ft	161.6m <sup>2</sup>
First Floor: 1780sq.ft	165.4m <sup>2</sup>

## Rent

£135,000 pax



## Rates 2020/21

Rateable Value £116,000  
UBR (2020/21) 51.2p

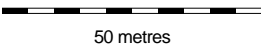
Rates payable may be subject to transitional relief. Interested parties are requested to make their own enquiries with the local authority.

## EPC

Details available on request

## Legal Costs

Each party to bear their own legal costs



Experian Goad Plan Created: 12/03/2020  
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