

St Albans - 41 Catherine Street, Hertfordshire AL3 5BN
Retail Shop to Rent/Business for Sale



BLUE ALPINE

PROPERTY CONSULTANTS



St Albans - 41 Catherine Street, Hertfordshire AL3 5BN

Retail Shop to Rent/Business for Sale



Property Features:

- Comprises ground floor shop with basement
- VAT is NOT applicable to this property
- Available on a lease assignment until 01.07.30
- Situated in the heart of the town centre with occupiers nearby include Off License, Café and Restaurant, amongst other local retailers.

Property Description:

Comprises prominent corner ground floor shop t/a Bubble Tea and Desert Parlour with ancillary accommodation at basement, providing the following accommodation and dimensions:

Ground Floor: 37.8 sq m (407 sq ft)

Open plan retail, kitchen, wc

Basement: 15.45 sq m (166 sq ft)

Ancillary storage

Total GIA: 53.25 sq m (573 sq ft)



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Terms:

LeaseAssignment: Available on the following FRI terms:

Premium: £15,000 inc. fixtures & fittings

Term: 6 Years from 2nd July 2024 to 1st July 2030

Rent: £293.27 per week (PCM: £1,270.83)

Payment Frequency: Quarterly in advance

Rent Review (Open market): 2nd July 2027

Break Clause: No

Deposit: £7,625 (6 months)

Rateable Value:

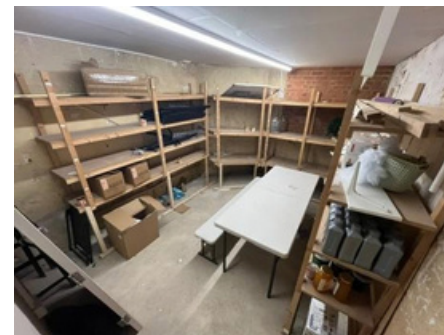
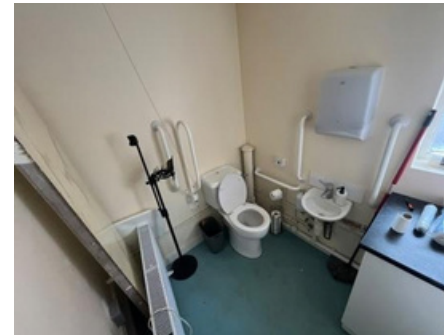
Rateable Value - £14,250 p.a.

Rates Payable ~ £4,000 p.a.

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a E Rating. Certificate and further details available on request.



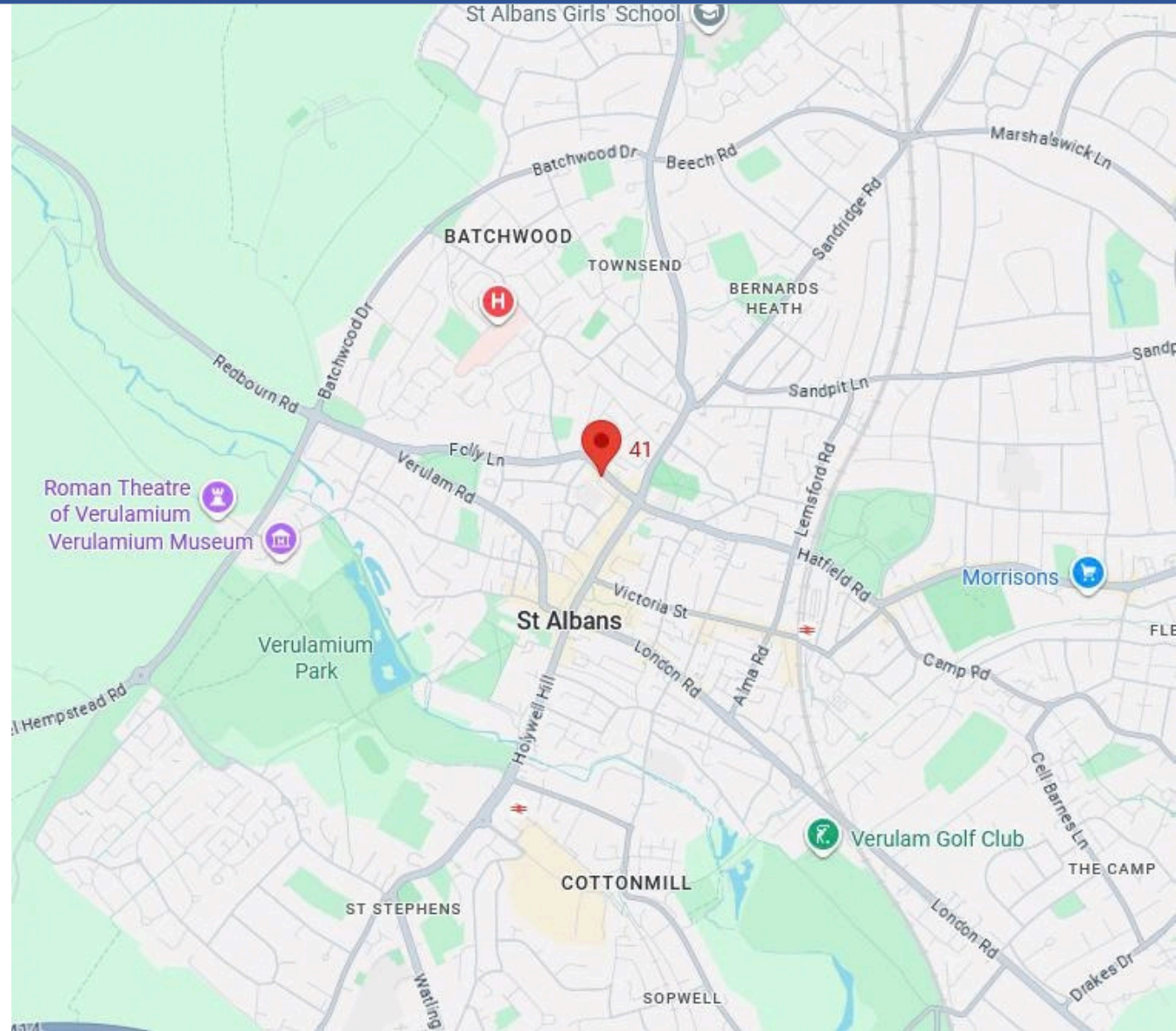
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Location:

The City of St Albans is located approximately 25 miles north-west of Central London and 7 miles north of Watford. The city benefits from excellent road communications being within easy reach of the A1(M), M25, M1 and M10 Motorways. St Albans City Rail Station provides regular rail services to London St Pancras, Bedford and Luton Airport. The property is situated on a main arterial route providing great amounts of traffic, with occupiers nearby including Off License, Café, Restaurant and other local retailers.



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Contacts:

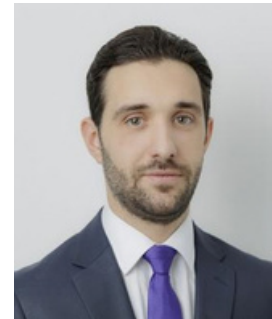
For further information or to schedule a viewing, please contact a member of our team below.



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