TO LET
RETAIL

GRAHAM SIBBALD



97-101 Victoria Street, St. Albans, Hertfordshire, AL1 3TJ

- Prominent position on Victoria Street within 0.25 miles of St Albans mainline railway station
- Open plan retail sales area with rear office with kitchenette
- Designated parking space
- On street parking

LOCATION

Located in a prominent position on Victoria Street, the main arterial route connecting St Albans city centre to the mainline train station.

The area benefits from high footfall, nearby cafés, restaurants, and established high street retailers, making it an ideal spot for a customer facing business



DESCRIPTION

A recently refurbished and well-presented self-contained double retail unit occupying a prominent position with excellent frontage and strong visibility to passing pedestrian and vehicular traffic.

The accommodation provides two generous open-plan retail/sales areas, offering a flexible layout suitable for a variety of retail, showroom, office, or service-based occupiers. To the rear of the property are useful ancillary areas including dedicated office accommodation and practical storage space, supporting efficient day-to-day business operations. The premises benefits from WCs and a kitchenette.

Externally, the property includes a designated parking space to the rear.

ACCOMMODATION

Ground Floor Retail	1,216 Sq Ft	112.97 Sq M

RATEABLE VALUE

From online enquiries, we understand the current rateable value is £21,250 with rates payable in the order of £10,603 per annum.





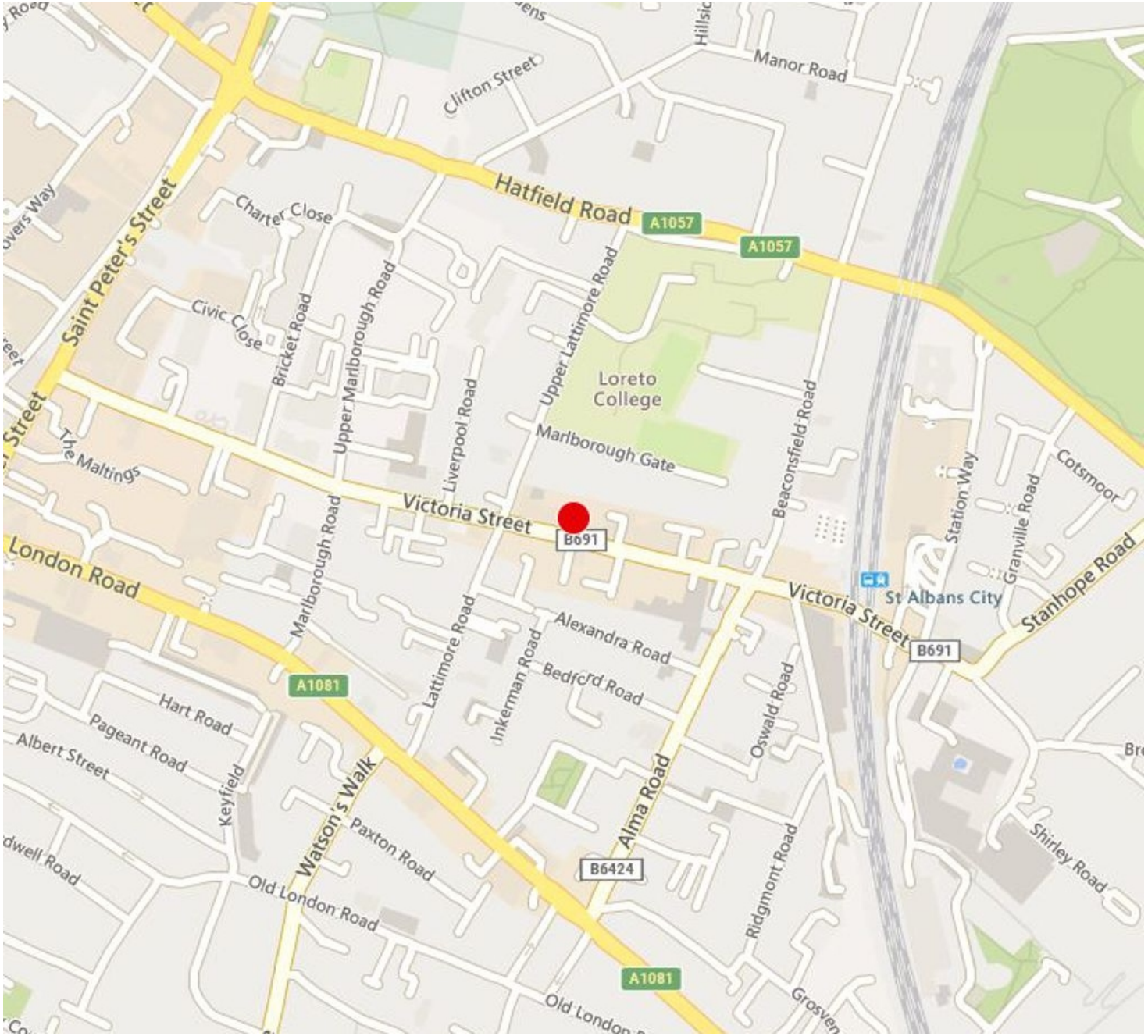
VAT
This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE
C-54

QUOTING RENT
£33,950 Per Annum

TENURE
Available by way of a new full repairing and insuring lease.

LEGAL COSTS
Each party is to be responsible for their own legal costs.



To arrange a viewing please contact:



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