TO LET
RETAIL

GRAHAM SIBBALD



117 Victoria Street, St. Albans,
Hertfordshire, AL1 3TJ

- Prominent frontage onto Victoria Street
- Open plan retail sales area
- Within 0.25 miles of St Albans mainline railway station
- One allocated parking space, and 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 versatile self contained retail unit benefiting from a prominent double frontage, offering excellent visibility.

The premises provide open-plan retail space suitable for a variety of uses, with large display windows allowing for ample natural light. The property also benefits from burglar alarms, LED lighting and WC to rear.

There is one car parking space to the rear of the unit.

ACCOMMODATION

Ground Floor Retail	638.75 Sq Ft	59.34 Sq M

RATEABLE VALUE

From online enquiries we understand that the rateable value is £26,000 with rates payable in the region of £9,932 per annum.

VAT
This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE
Awaited

QUOTING RENT
£29,950 Per Annum

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

SERVICE CHARGE
The property is subject to a service charge in respect of the maintenance and upkeep of the external and communal areas. Further details are available upon request.

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



To arrange a viewing please contact:



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