

**TO LET
RETAIL**

**GRAHAM
SIBBALD**



**33-35 Chequer Street,
St. Albans, Herts, AL1 3LE**

- Prime city centre location
- Dual frontage with display potential
- Ground floor and basement accommodation
- Strong pedestrian footfall and passing traffic

LOCATION

The property occupies a prominent position on Chequer Street, in the heart of St Albans city centre, directly opposite the entrance to The Maltings Shopping Centre.

Chequer Street is a well-established retail thoroughfare, benefitting from strong pedestrian footfall, excellent visibility and convenient access to the wider city centre. St Albans is an affluent and historic cathedral city in Hertfordshire, located approximately 20 miles north of Central London.



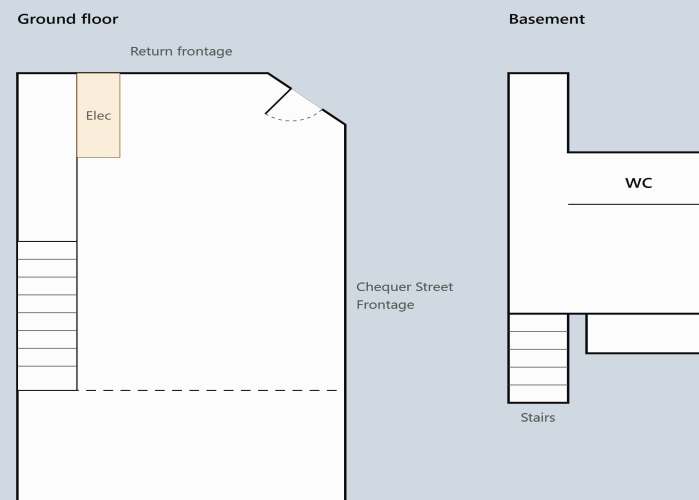
DESCRIPTION

The property comprises a prominent corner retail unit arranged over ground and basement floors, occupying a highly visible position with double frontage onto Chequer Street and additional return frontage onto Sovereign Way. The property also benefits from an adjacent drop-off layby, providing convenient access for deliveries.

The ground floor provides the principal retail accommodation, whilst the basement offers useful ancillary space, including storage, preparation areas and a single WC, supporting the ground floor retail operation.

ACCOMMODATION

Ground Floor	436.80 Sq Ft	40.58 Sq M
Basement	124.13 Sq Ft	11.53 Sq M
Total	560.92 Sq Ft	52.11 Sq M



VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

C-72

QUOTING RENT

£48,000 Per Annum

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

RATEABLE VALUE

From online enquiries, we understand that the current rateable value is £32,250 with rates payable in the region of £13,465.50 per annum

TENURE

Available by way of a new effective full repairing and insuring lease by way of a service charge.

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.