TO LET
RETAIL

GRAHAM SIBBALD



100A High Street, Markyate, St. Albans, Hertfordshire, AL3 8JZ

- Open plan retail sales area
- Frontage onto the high street with on street parking in front
- Amentities in place
- No Business rates payable

LOCATION

The property occupies a prominent position on High Street within the village of Markyate, Hertfordshire retaining frontage onto nearby adjacent William Street.

The location also benefits from good transport connections, with convenient access to St Albans, Harpenden, Luton and Dunstable, as well as the wider motorway network via the nearby M1 (Junction 9) and M25.



DESCRIPTION

The premises benefit from a substantial glazed frontage onto the High Street,providing excellent visibility from the passing thoroughfare and allowing for strong display potential.

Internally, the retail accommodation is predominantly open plan, offering a versatile layout suitable for a variety of commercial uses.

To the rear, there are two additional rooms currently utilised for storage, which could readily be adapted subject to the occupier's requirements.

The commercial accommodation further benefits from a separate toilet and kitchenette.

Please note the current tenant is simply relocating to a different location.

ACCOMMODATION

Total	743 Sq Ft	69.02 Sq M

RATEABLE VALUE

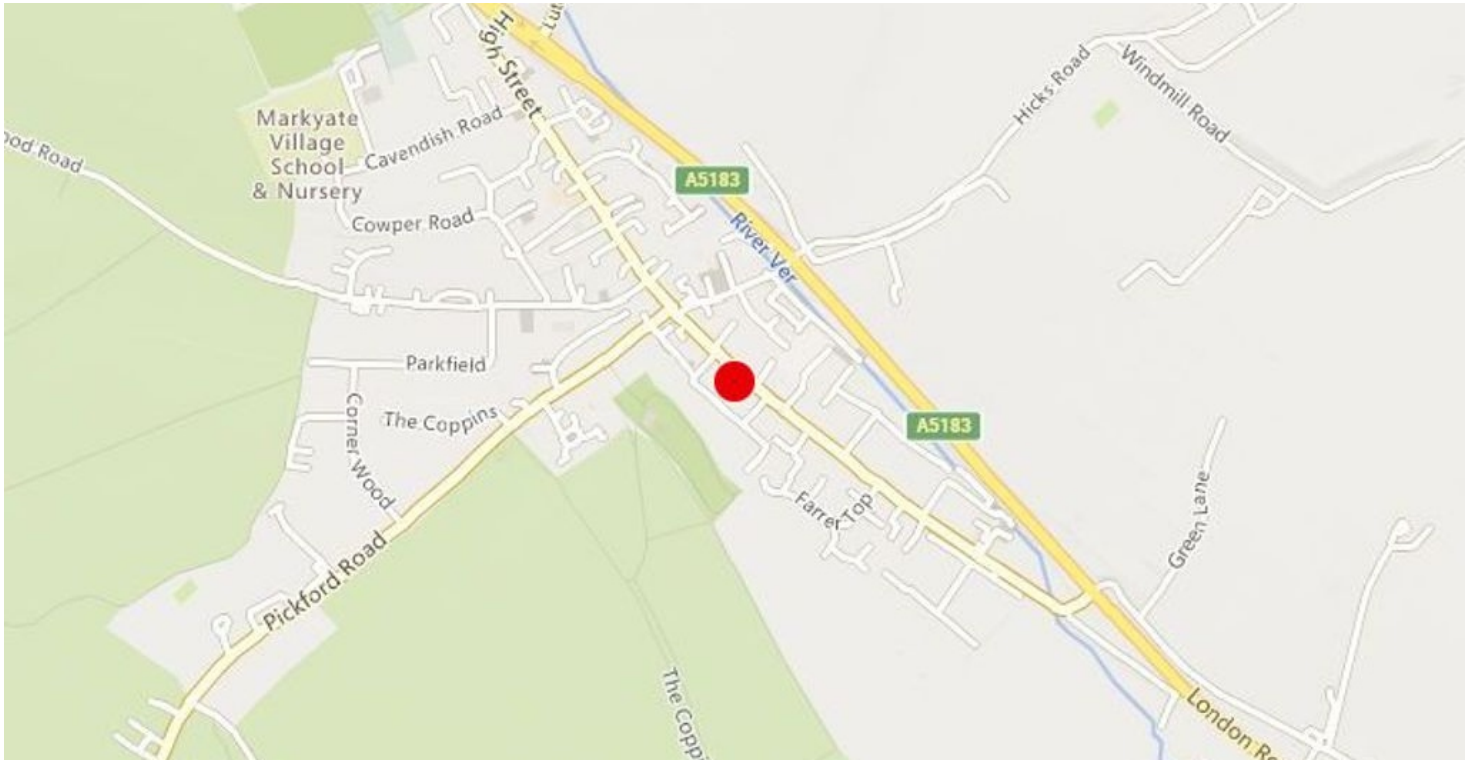
We understand this premises would benefit from small business rates relief and would therefore not have any rates payable.

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

QUOTING RENT
£20,000 Per Annum

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

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.



To arrange a viewing please contact:



ALEX STRAZZA
Property Agent
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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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