



AITCHISON RAFFETY



- Prime retail pitch
- Frontage onto Market Place
- Open plan ground floor sales
- First floor office or storage/
studio, with additional space on
the second floor.
- Attractive three storey character
building
- Air conditioning throughout
- Staff kitchen and showers
- Additional attic space

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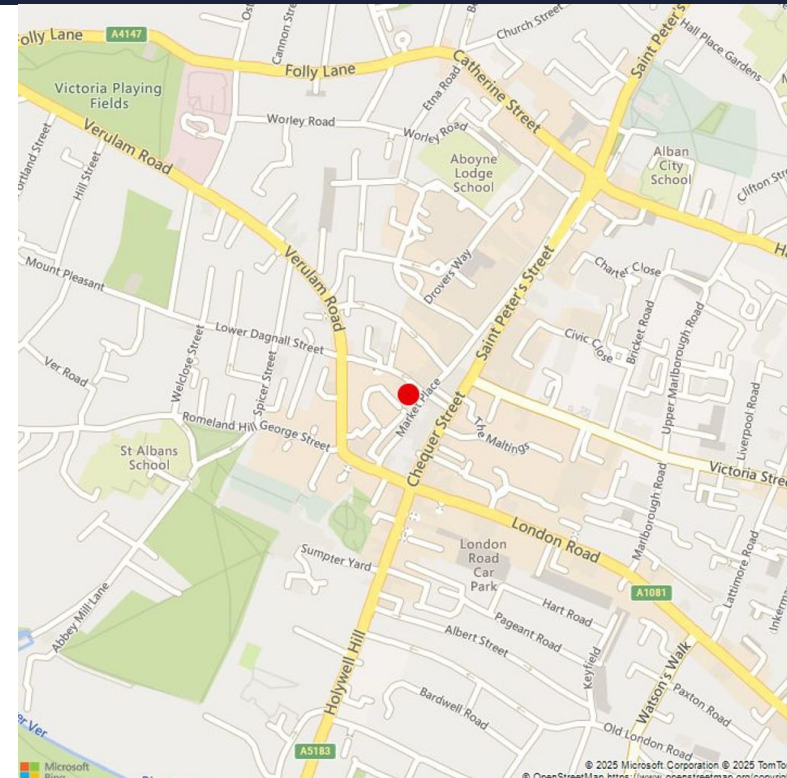
19 Market Place, St. Albans, Hertfordshire, AL3 5DP

Prime retail opportunity in the heart of St Albans City Centre

Approx. 1,402 Sq Ft (130.25 Sq M)

To Let

19 Market Place, St. Albans, Hertfordshire, AL3 5DP



Description

The property is a mid-terraced, three-storey Grade II listed building featuring an attractive timber-framed frontage with Georgian-style sash windows.

The unit comprises an open-plan ground-floor retail area, with the upper floors providing office, storage, and staff facilities including a kitchen, WC, and shower. The unit benefits from spot lighting, CCTV, and full heating and air conditioning throughout.

Location

The property occupies a prime position on Market Place, adjacent to the Christopher Place Shopping Centre. Nearby occupiers include Specsavers, Café Nero, Reiss, and Gail's Bakery.

Floor Area

Ground	682.19 Sq Ft	63.38 Sq M
First	441.01 Sq Ft	40.97 Sq M
Second	149.53 Sq Ft	13.89 Sq M
Attic	130.25 Sq Ft	12.1 Sq M
Total	1,402 Sq Ft	130.25 Sq M

Rent

£64,950 per annum exclusive

Terms

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

Business Rates

From online enquiries, we understand the current rateable value is £45,000 with rates payable in the order of £22,455 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

Legal Costs

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

Viewings
 By appointment only with sole agents Aitchison Raffety
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