



AITCHISON RAFFETY

- Prime location on Chequer Street
- High pedestrian and vehicle flow
- Self-contained ground floor retail unit.
- Suitable for a wide variety of retail uses
- Kitchen & WC facilities
- Character listed building
- Not suitable for hot food

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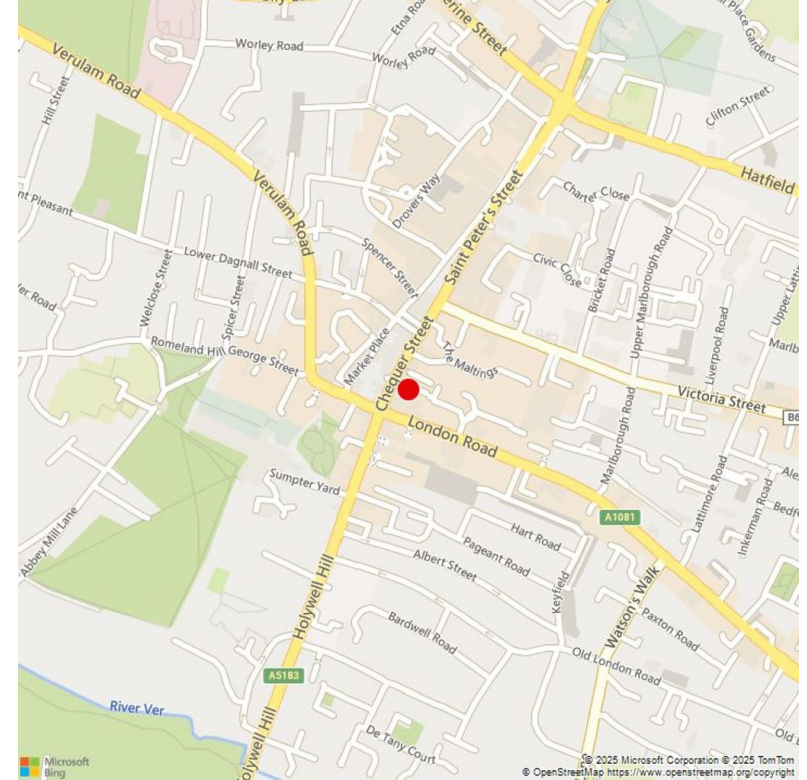
10 Chequer Street , Chequer Street, Herts , St. Albans, AL1 3XZ

City centre retail unit

Approx. 1,003 Sq Ft (93.18 Sq M)

To Let

10 Chequer Street , Chequer Street, Herts , St. Albans, AL1 3XZ



Description

The property is a mid-terraced retail unit occupying a prominent street frontage along Chequer Street. Arranged over the ground floor, it features an open-plan sales area suitable for a wide range of uses. The layout includes a centrally positioned WC, a kitchenette, and two rear rooms that could serve as additional sales space, offices, or storage.

The property is current under refurbishment.

Location

The property is located on the the east side of Chequer Street opposite the Maltings Shopping Centre. The property is close to Nandos, HSBC, Wenzels and a number of other popular retailers.

St Albans mainline train station 0.75 Miles

A1(M) (Junction 3) 6 Miles

M25 (Junction 21a) 4.5 Miles

M1 (Junction 6a) 4.0 Miles

Floor Area

Ground floor	1,003.22 Sq Ft	93.2 Sq M
Total	1,003 Sq Ft	93.18 Sq M

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Rent

£39,950 per annum exclusive

Terms

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

Business Rates

From verbal enquiries, we understand the current rateable value is £29,500 with rates payable in the order of £14,720.50 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

Service Charge

There will be a contribution towards the building insurance and repair of the exterior of the property. Details available upon request.

Joint Agents

Please contact either ourselves or Joint Agents- Kirkby Diamond for further detail. Matt Bowen or Hugo Harding 01727 222 181

Viewings

By appointment only with sole agents Aitchison Raffety, Georgia Strazza 01727 843232, georgia.strazza@argroup.co.uk or Kirkby Diamond 01727 222 181

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www.argroup.co.uk

