



- Prominent position on Victoria Street
- Within 0.25 miles of St Albans mainline railway station
- Open plan retail sales area
- Rear office with kitchenette
- Additional storage
- Designated parking space
- On street parking

Georgia Strazza  
[georgia.strazza@argroup.co.uk](mailto:georgia.strazza@argroup.co.uk)

Joe Richardson  
[joe.richardson@argroup.co.uk](mailto:joe.richardson@argroup.co.uk)

01727 843232

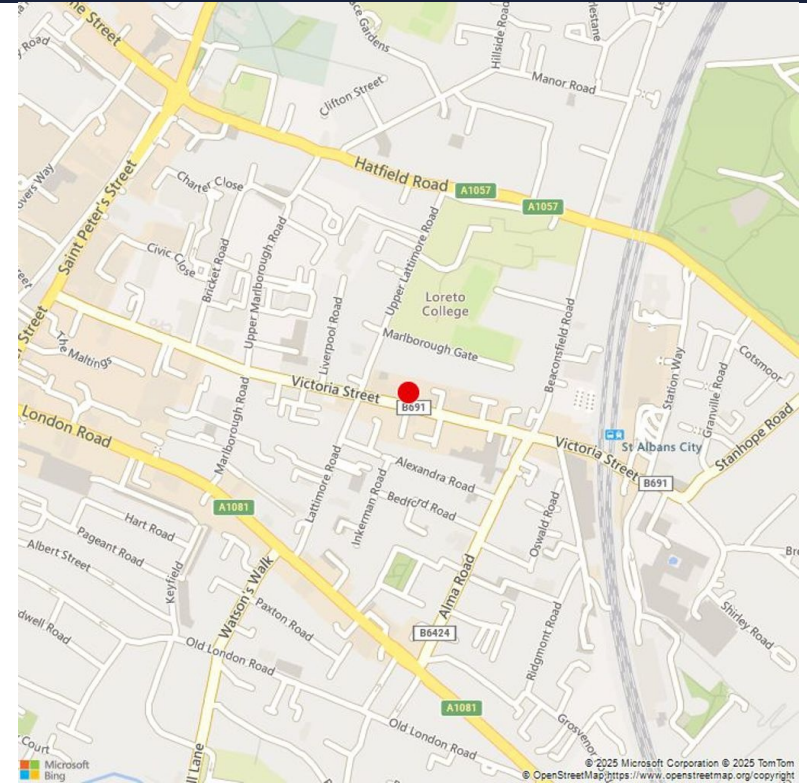
97- 101 Victoria Street, St. Albans, Hertfordshire, AL1 3TJ

Prominent double fronted retail unit

Approx. 1,216 Sq Ft (112.97 Sq M)

**To Let**

# 97- 101 Victoria Street, St. Albans, Hertfordshire, AL1 3TJ



## Description

A recently refurbished, self-contained double retail unit with a prominent frontage. The property features two spacious open-plan sales areas, along with rear storage and dedicated office space. Additional amenities include WCs and a kitchenette. A designated parking space is located at the rear.

## Location

Located in a prominent position on Victoria Street, the main arterial route connecting St Albans city centre to the mainline train station.

## Floor Area

Ground Floor Retail	1,216 Sq Ft	112.97 Sq M
<b>Total</b>	<b>1,216 Sq Ft</b>	<b>112.97 Sq M</b>

## Rent

£33,950 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 £21,250 with rates payable in the order of £10,603 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

C-54

## Legal Costs

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

**Viewings**  
By appointment only with sole agents Aitchison Raffety  
Georgia Strazza 01727 843232  
georgia.strazza@argroup.co.uk

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www.argroup.co.uk



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