

TO LET  
RETAIL

 **GRAHAM  
SIBBALD**



117 Victoria Street, St. Albans,  
Hertfordshire, AL1 3TJ

- Prominent frontage onto Victoria Street
- Open plan retail sales area
- Within 0.25 miles of St Albans mainline railway station
- On street parking

## LOCATION

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

The area benefits from high footfall, nearby cafés, restaurants, and established high street retailers, making it an ideal spot for a customer-facing business.



## DESCRIPTION

A versatile self contained retail unit benefiting from a prominent double frontage, offering excellent visibility.

The premises provide open-plan retail space suitable for a variety of uses, with large display windows allowing for ample natural light. The property benefits from burglar alarms, LED lighting and WC to rear.

Ideally suited to independent retailers, service-based businesses, or office/studio occupation, the property is conveniently located within an established commercial area with good pedestrian and passing trade.

## ACCOMMODATION

Ground	638.75 Sq Ft	59.34 Sq M
Total	638.75 Sq Ft	59.34 Sq M

## RATEABLE VALUE

From online enquiries we understand that the rateable value is £26,000 with rates payable in the region of £9,932 per annum.

## VAT

This property is subject to VAT.

## ENERGY PERFORMANCE CERTIFICATE

Awaited

## QUOTING RENT

£29,950 Per Annum

## TENURE

Available by way of a new full repairing and insuring lease

## LEGAL COSTS

Each party is to be responsible for their own legal costs

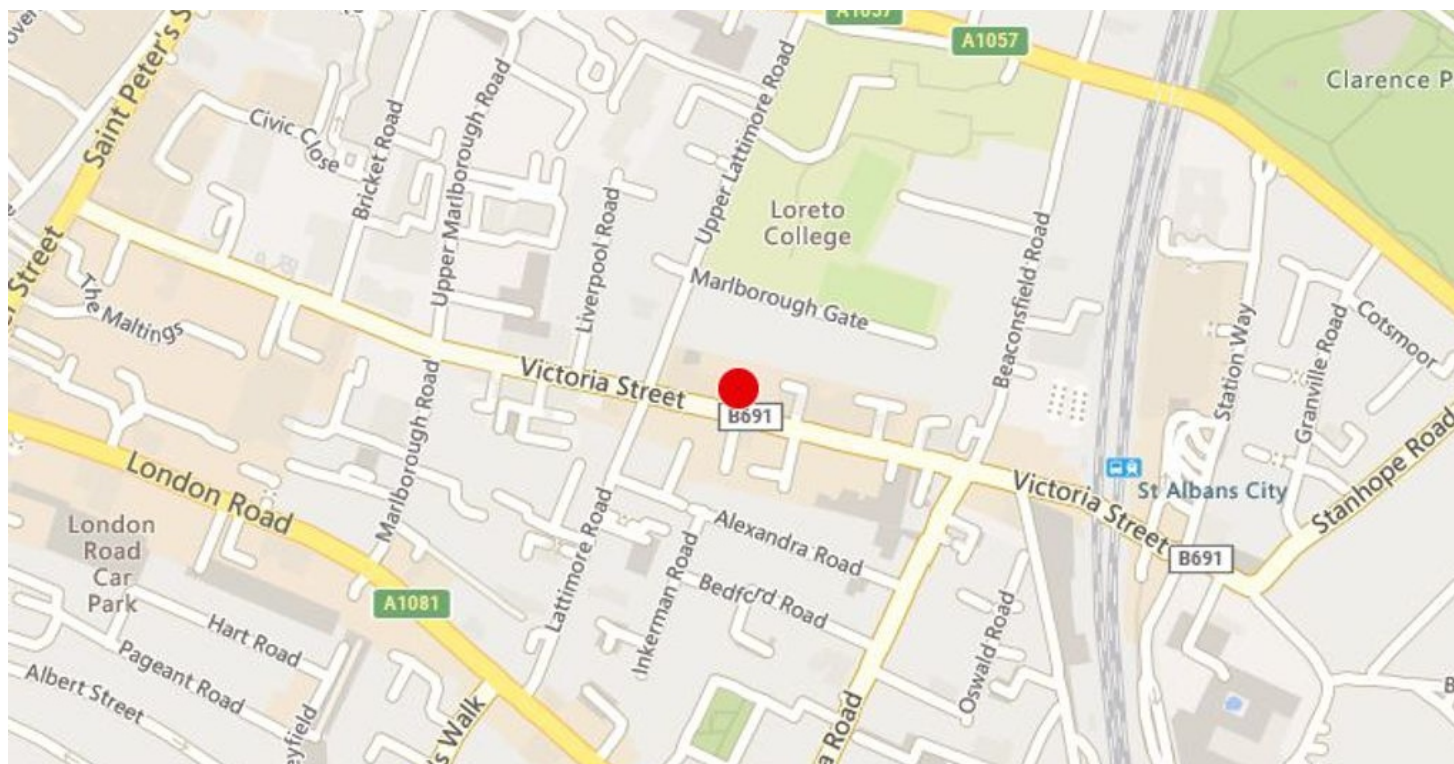
To arrange a viewing please contact:



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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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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.