

SHOP TO LET

ST ALBANS

4 LOCKEY HOUSE, ST PETER'S STREET



Description

The premises is situated in Lockey House, on St Peter's Street, adjacent to **Barclays** and **Virgin Money**. Other notable retailers nearby include **Robert Dyas**, **Superdrug**, **Tesco**, **Vision Express**, **Costa** and **RBS**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground and first floors, having the following approximate accommodation:

Ground Floor	627 sq. ft.	(58.25 sq. m)
First Floor Ancillary	798 sq. ft.	(74.14 sq. m)

Lease

The landlords are seeking a new FRI lease for a term of years to be agreed subject to upward only rent reviews every 5 years.

Rent

£35,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£29,500
UBR (20/21)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of E 104. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

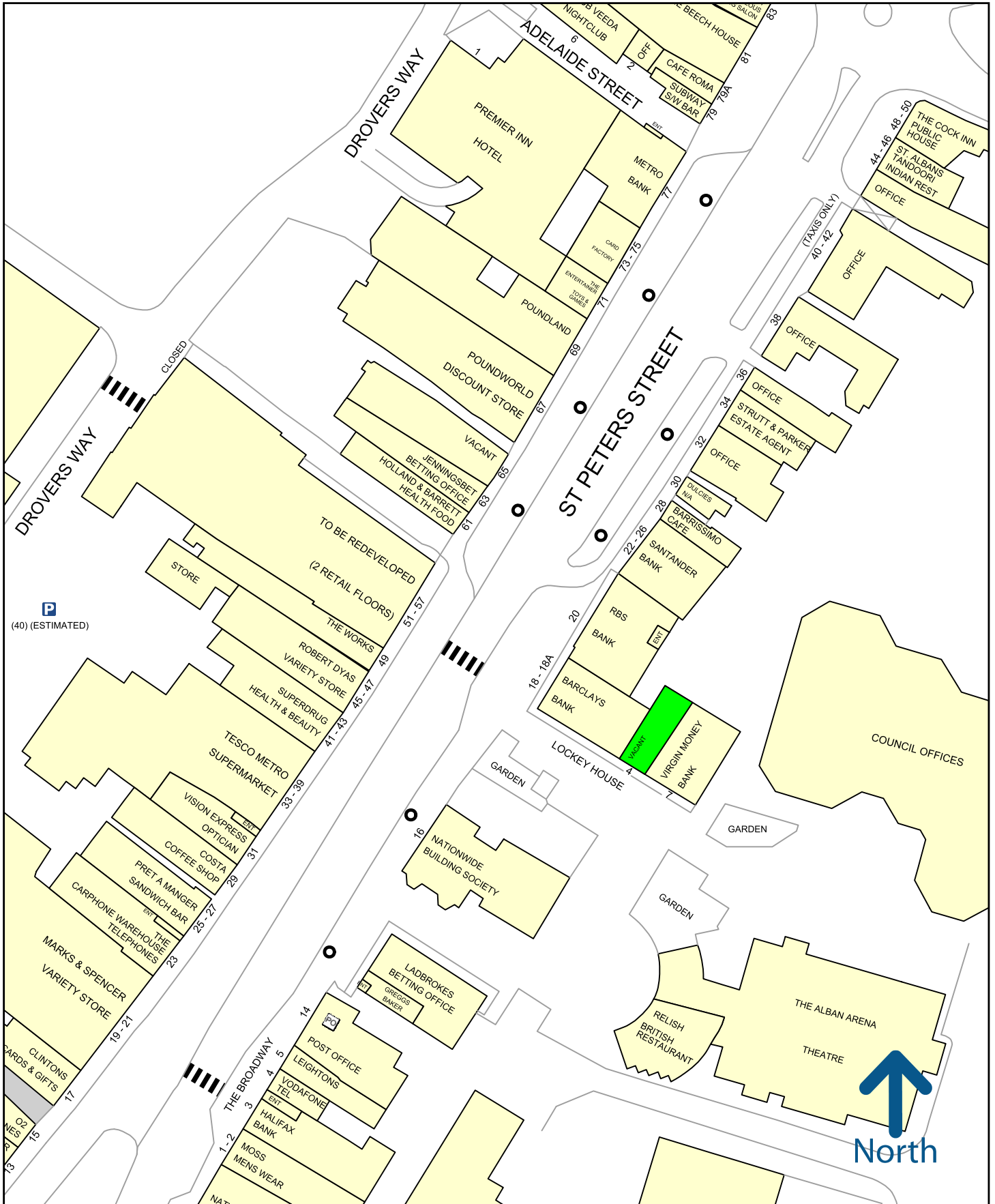
Viewing

Strictly by appointment through sole letting agents, **Green & Partners**, contacting:

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 07/11/2019
Created By: Green and Partners

