



# **AITCHISON RAFFETY**

- Self contained ground floor retail or office unit
- Own Kitchen and WC
- Ample on Street Parking
- Sale Price on Application
- Rent on Application
- Suspended ceilings with inset lighting
- Air Conditioning
- Prominent position in the parade

Elliot Lusby-Park  
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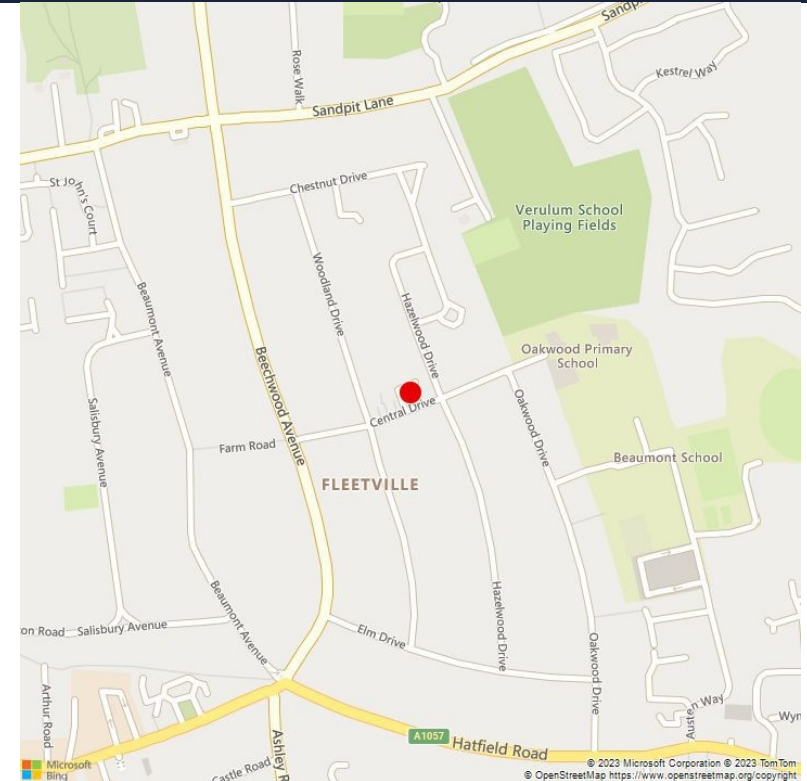
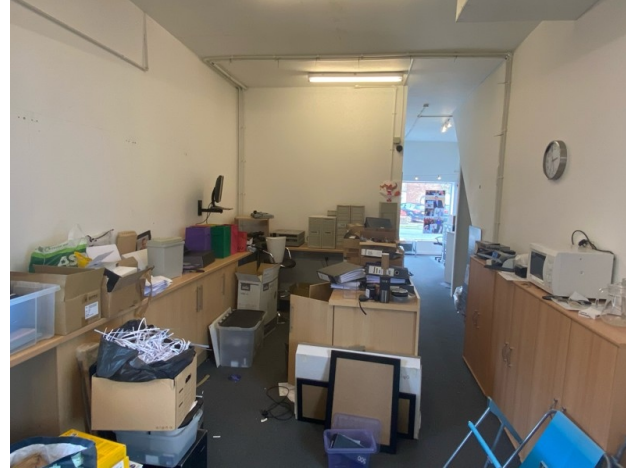
17 Central Drive, St. Albans, Hertfordshire, AL4 0UX

Ground Floor Retail Unit Within Class E

Approx. 535 Sq Ft (49.7 Sq M)

**For Sale/  
To Let**

# 17 Central Drive, St. Albans, Hertfordshire, AL4 0UX



## Description

The premises comprise a self contained mid terraced ground floor retail unit within the Central Drive Parade. The unit can serve as many uses due to being classed as E. The property will not suit takeaway or restaurant use.

## Location

The property is located near the end of the Central Drive Parade at the intersection between Central Drive and Hazelwood Drive. It serves a wide schooling community and is located within a large residential area therefore benefiting from good footfall.

Serves a wide schooling community

## Floor Area

Retail	535 Sq Ft	49.7 Sq M
<b>Total</b>	<b>535 Sq Ft</b>	<b>49.7 Sq M</b>

## Price

On application

## Rent

On application

## Terms

The property can be sold by way of a long lease. The remaining term is for a period of 107 years with a ground rent of £1,000 p.a.

## 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**  
Strictly by appointment via  
the soles agent [Elliot.lusby-park@argroup.co.uk](mailto:Elliot.lusby-park@argroup.co.uk)

**AITCHISON  
RAFFETY**

[www.argroup.co.uk](http://www.argroup.co.uk)



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We invest in people Silver



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