



- Self contained ground floor retail
- 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

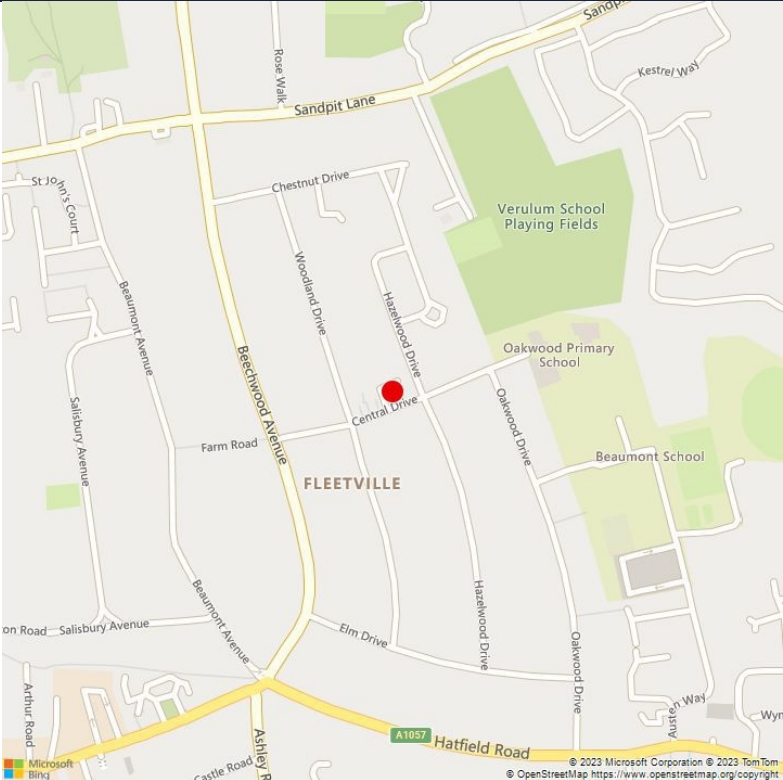
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17 Central Drive, St. Albans, Hertfordshire, AL4 0UX

Ground Floor Retail Unit Within Class E

Approx. 535 Sq Ft (49.7 Sq M)

**For Sale/
To Let**



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
Total	535 Sq Ft	49.7 Sq M

Price/Rent

On application/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

We understand that the property is not elected for VAT and therefore is not payable in this instance

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

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We invest in people Silver



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