



# AITCHISON RAFFETY



- Large open plan retail area
- Prominent trading position
- Popular neighbourhood parade
- Front sales area plus rear storage
- Kitchen & WC facilities
- Excellent customer parking to the front.
- Lock-up garage to rear

Georgia Strazza  
georgia.strazza@argroup.co.uk  
01727 843232

25 The Quadrant, St. Albans, Hertfordshire, AL4 9RB

Prominent Neighbourhood Retail Unit

Approx. 1,085 Sq Ft (100.8 Sq M)

To Let



# 25 The Quadrant, St. Albans, Hertfordshire, AL4 9RB

## Description

Comprises a mid-terraced self-contained retail unit suitable for a variety of uses. Arranged as an open-plan retail area leading through into a rear sales/storage area. There is a kitchen and WC to the rear and the unit further benefits from gas central heating. The parade has a public car park directly to the front with a service road/area to the rear allowing deliveries.

The property also benefits from an additional lock-up garage to the rear.

## Location

The premises are located within a busy parade of retail units on Marshalswick Lane approximately 1.5 miles to the northeast of St Albans City centre. The popular neighbourhood shopping parade benefits from a large free car park to the front of the parade and national chains such as Greggs, Subway, M&S and Sainsburys.

## Floor Area

Ground floor retail area	824 Sq Ft	76.55 Sq M
Ground floor rear storage	261 Sq Ft	24.25 Sq M
<b>Total</b>	<b>1,085 Sq Ft</b>	<b>100.8 Sq M</b>

## Rent

£40,000 per annum exclusive

## Terms

Available by way of a new internal repairing and insuring lease.

## Business Rates

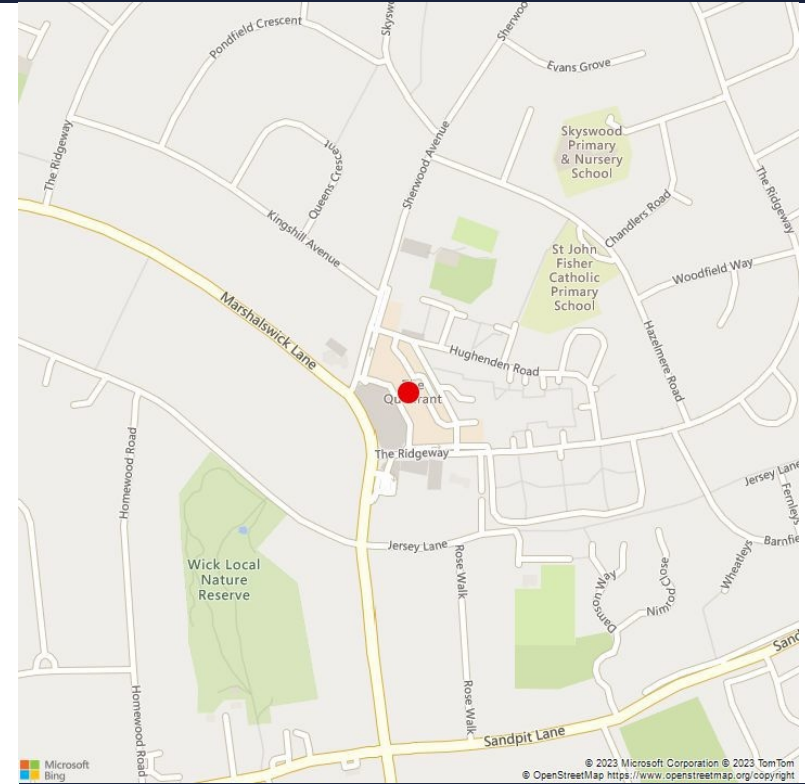
From online enquiries, we understand the current rateable value is £32,000 with rates payable in the order of £15,968 per annum.

## VAT

This property is not subject to VAT.

## Energy Performance Rating

D-85



## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
01727 843232  
Georgia Strazza-  
georgia.strazza@argroup.co.uk

**AITCHISON  
RAFFETY**



www.argroup.co.uk



**INVESTORS IN PEOPLE<sup>®</sup>**  
We invest in people Silver



### IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.