

CLASS E OPPORTUNITY

ST ALBANS

5 LOCKEY HOUSE

1 ST PETER'S STREET

Description

St. Albans is a historic city located in Hertfordshire, England, approximately 22 miles north of central London.

St. Albans is a vibrant town centre with various shops, restaurants, and cafes, attracting both locals and tourists. The Subject property is located just off St Peters Street. Retailers in close proximity are **The Works, Barclays, Superdrug, Itsu and Pret.**

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

Accommodation

The premises are currently arranged over ground, first and second floors providing the following approximate areas:

Ground Floor Sales	1,629 sq. ft.	(151.34 sq. m)
Ground Floor Ancillary	81 sq. ft.	(7.5 sq. m)
First Floor Ancillary	656 sq. ft.	(60.94 sq. m)
Second Floor Ancillary	346 sq. ft.	(32.14 sq. m)
Total	2,424 sq. ft.	(225.20 sq. m)

Plans of the accommodation are available on request.

Lease

The premises are available by way of assignment on the existing lease expiring on 4 December 2027 Alternatively, a new sublease may be available for a term to be agreed.

User

The premises currently falls under Class E use.

Rent

£74,000

per annum exclusive.

Subject to Contract

**Business Rates**

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

Rateable Value	£53,500
UBR (24/25)	0.546p

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

EPC

This property has an EPC rating of E120. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

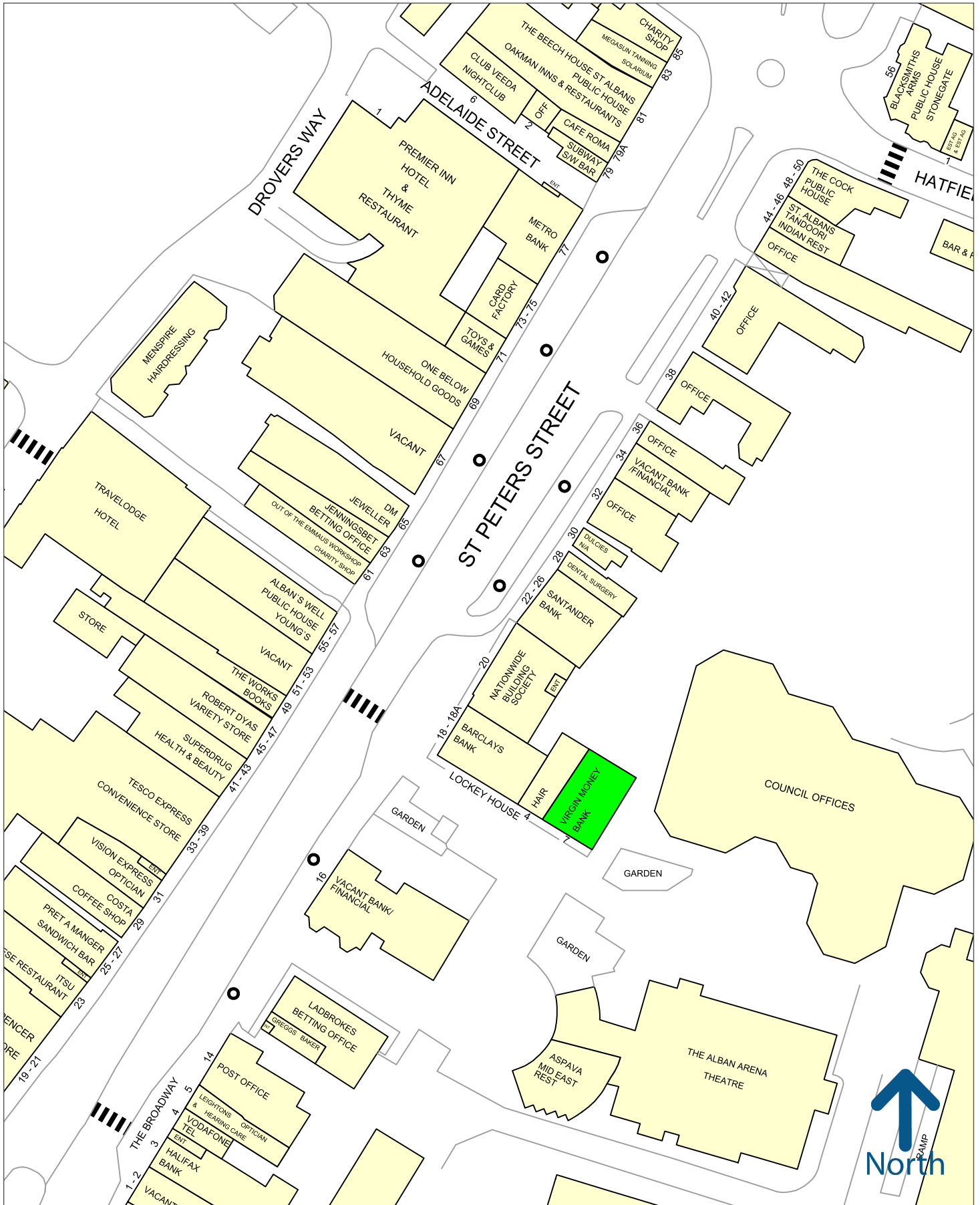
Strictly by appointment through sole agents, **Green & Partners**, contacting:

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In partnership with:





50 metres

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