



**DRAKE
& COMPANY**

PROPERTY CONSULTANTS

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ST ALBANS - SHOP / RESTAURANT – TO LET



**UNIT 1
3 VERULAM ROAD
ST ALBANS
HERTS
AL3 4DA**

SHOP / RESTAURANT TO LET

Excellent location close to Loch Fyne,
Zizzi, Pizza Express, Thai Square,
Carluccios and Wagamama

**NEW LEASE AVAILABLE
£27,500 pa exclusive**

LOCATION

The premises occupy an excellent location on Verulam Road close to a number of national multiple retailers and restaurant operators including Harvey Jones, Loch Fyne, Zizzi, Pizza Express, Thai Square, Carluccios and Wagamama

PROPERTY

The property is arranged on ground floor only providing the following approximate dimensions and net internal floor areas:-

Gross frontage	23ft 9ins	7.24m
Net frontage	17ft 9ins	5.41m
Av. Internal width	21ft 3ins	6.48m
Shop Depth	45ft	13.72m

Ground Floor 1,027sq ft 95.45m²

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The purchaser will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

TERMS

The premises are available by way of a new lease for a term to be agreed subject to 5 yearly upward only rent reviews at a commencing rent of **£27,500 per annum exclusive**

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the assessment for the year 2010/11 is as follows:

Rateable value:	£29,750.00
Rates payable:	£ 9,678.75

Interested parties are advised to verify these figures with St Albans City Council on 01727 819 270.

PLANNING

The premises benefit from planning consent for a retail shop (A1) or restaurant (A3) use.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction

VIEWING

For further information or an appointment to view please contact Warren Drake of Drake & Company on 020 7495 7500 or our joint sole agents Leaver Charles Granger on 020 7935 6501.

Misrepresentation Act 1967.

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

- (3) The Vendor does not make or give and neither Drake & Company nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.