

# ST ALBANS

## Unit 7 Market Place

### A1/A2 PLANNING CONSENT



### LOCATION

The property occupies a prominent position on Market Place, adjacent to **4 Feet Shoes** and **West Cornwall Pasty Co** and is in close proximity to **Jack Wills** and **Reiss Clothing**. A street traders plan is on the reverse of these particulars highlighting the subject property.

### DESCRIPTION

The premises have a dual frontage onto Market Place and French Row and are arranged over ground, first and basement floors providing the following approximate dimensions and floor areas:

Net Frontage	5.16 m	16 ft 11 ins
Shop Depth	9.25 m	30 ft 04 ins
Ground Floor Sales	41.23 sq m	444 sq ft
First Floor	39.66 sq m	427 sq ft
Basement	25.05 sq m	275 sq ft

### TENURE

The property is made available on a new full repairing and insuring lease for a term of 15 years, subject to 5 yearly upward only rent reviews.

### RENT

We have been instructed to request rental offers of **£45,000** pax.

### TERMS

Incentives available, subject to covenant status.

### RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £21,250 and the Rates payable are £10,306. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### VIEWING

By appointment via this office:

#### Howard Quigley

Tel: 020 7182 2657

Email: [howard.quigley@cbre.com](mailto:howard.quigley@cbre.com)

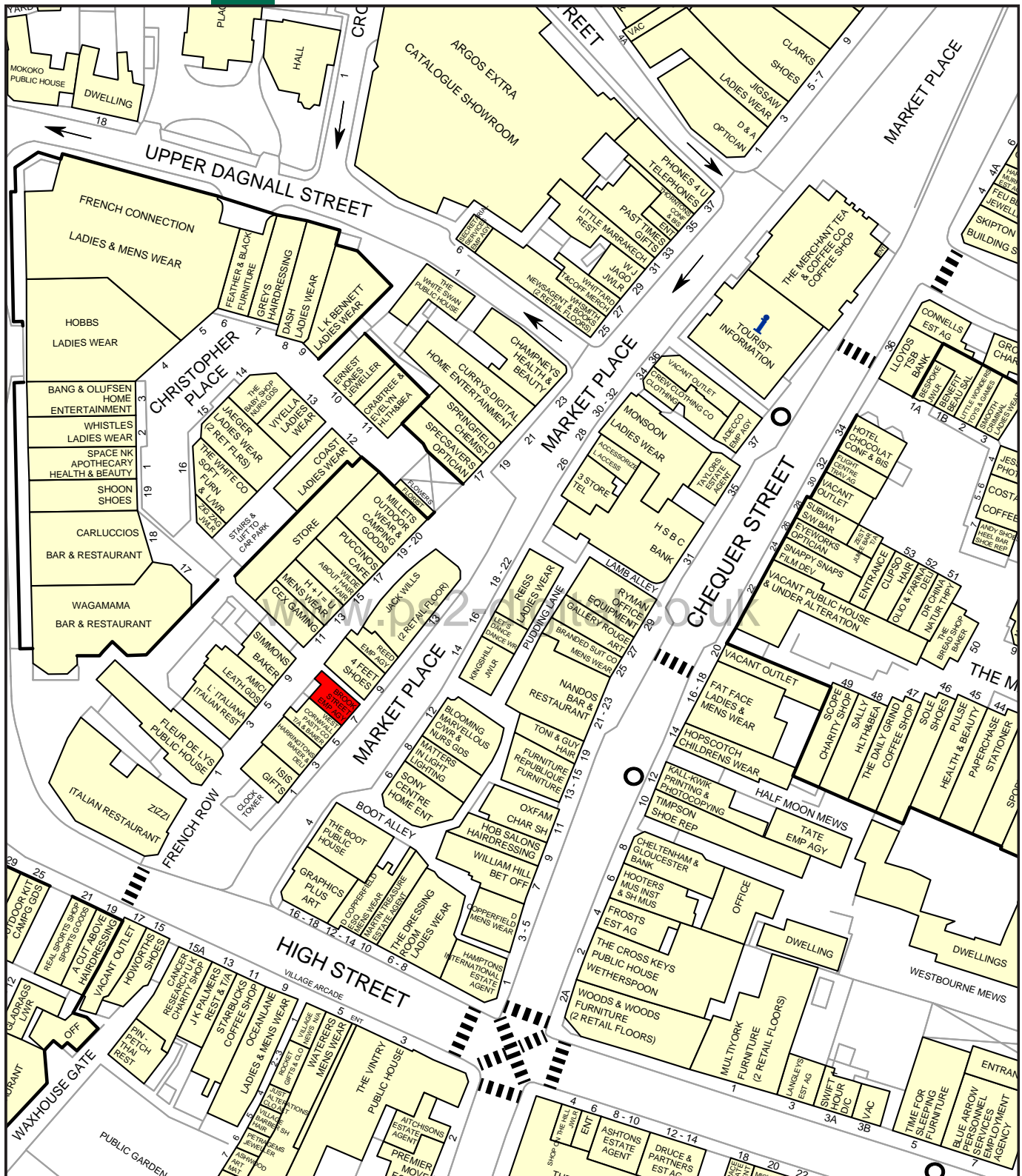
#### Ben Chislett

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Not to scale.

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