

# Shop To Let

St Albans  
7 Chequer Street

Available from May 2025

## Location

The property is located in the heart of St Albans, offering excellent visibility and foot traffic. Situated on the busy Chequer street, close to the Maltings shopping centre. The unit benefits from being within close proximity to both St Albans City and St Albans Abbey Train Station, which provides direct access to central London in under 20 minutes.

The area is surrounded by a mix of established retailers, restaurants, such as Nandos, FatFace, Bill's, Megan's and other local amenities.

## Accommodation

The premises is arranged over ground floor and Lower Ground Floor, comprising the following approximate net internal floor area:

Ground Floor	900 SqFt	84 Sq M
lower ground floor	765 SqFt	71 Sq M

Rear servicing available

## Rent

Quoting £52,500 per annum exclusive

## Terms

The units are available by way of new FRI leases, on terms to be agreed, subject to upward only rent reviews at every 5th year.



## Rates

Interested parties are advised to make their own enquires with the Local Authorities.

Rateable Value	£41,750
UBR (2024/25)	0.499
Rates Payable	£20,833.25

## Legal Costs

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

## EPC rating

Available upon request

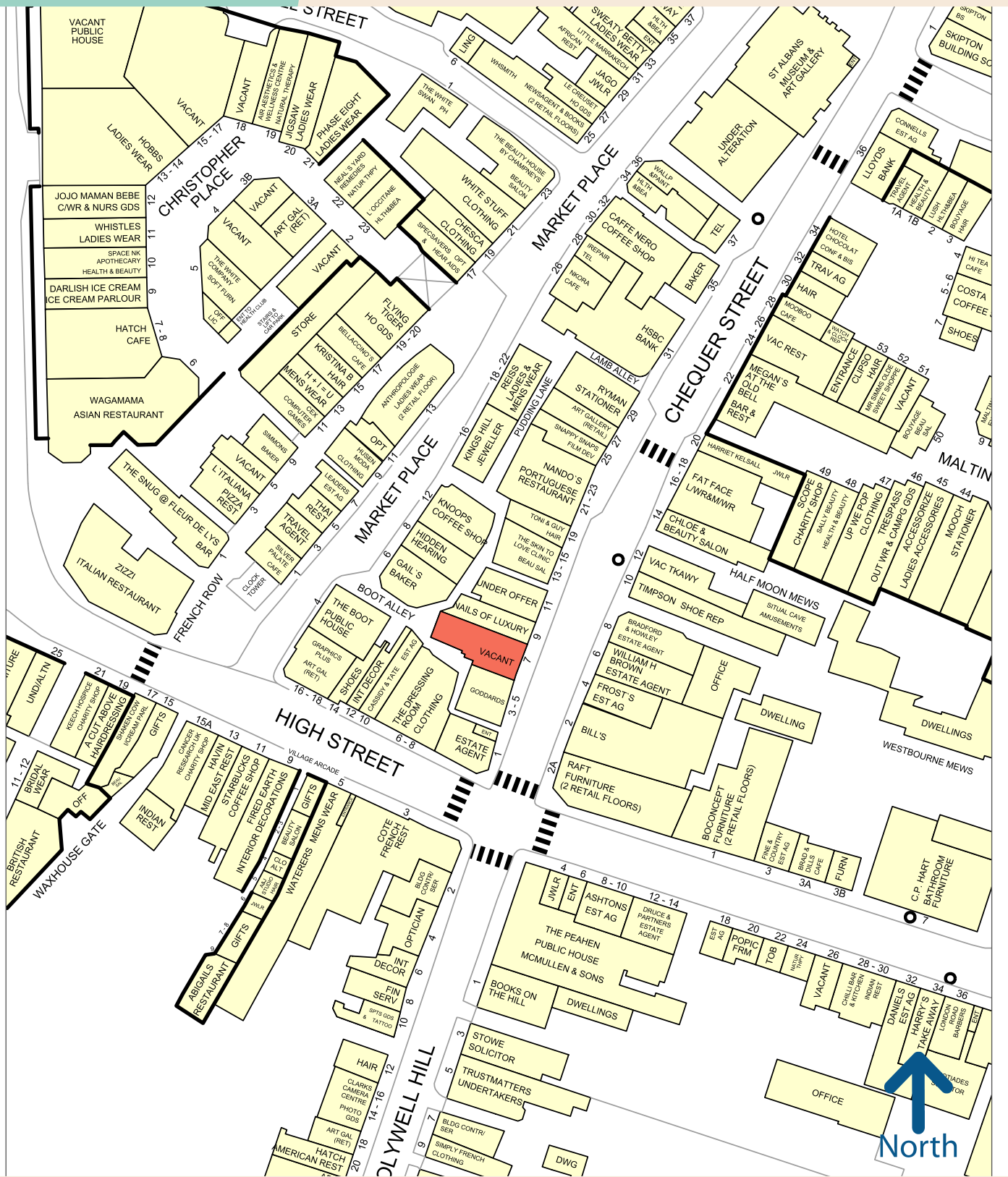
## Viewing

All viewings are strictly by prior appointment. Subject to contract.  
For further information or arrangements to inspect please contact:

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For more information contact:

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**Misrepresentation Act 1967**

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.