

38 MARKET PLACE ST ALBANS

AL3 5DG

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Prominent Town Centre Premises | To Let | 840 Sq.ft

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Town Centre Premises
TO LET

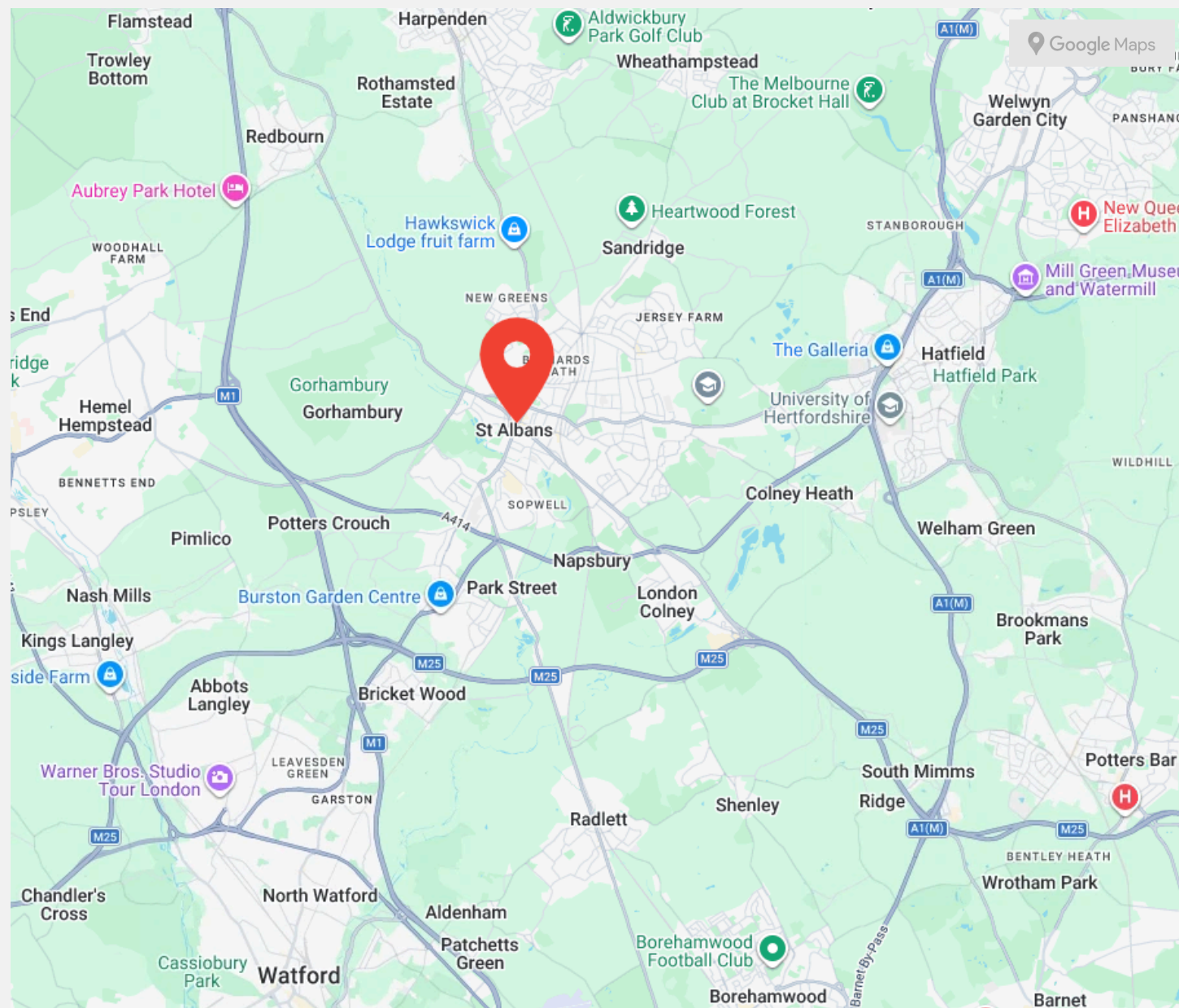
KEY DETAILS

- Former barbers considered suitable for clinic, therapy or office use
- Highly visible, central location
- Wholly self-contained with direct street level access
- Comprehensively refurbished

LOCATION

The property is located in the centre of St Albans town centre an area with a high footfall directly adjacent to Market Place where there are regular markets every Wednesday and Saturday.

AMENITIES



ACCOMMODATION

Floor	Sq.m	Sq.ft
1 st Floor Office/Anc	27.50	296
2 nd Floor Office/Studio	50.50	544
TOTAL	78.00	840

These floor areas are approximate and have been calculated on a net internal basis.

DESCRIPTION

The accommodation comprises wholly self-contained space at first and second floor levels with its own ground floor entrance from Queens Ways, a pedestrian footway that connects Chequer Street with Market Place. The first floor is split into two areas of roughly equal size, each with excellent natural light. The second floor comprises ancillary space with WC facilities. The accommodation has been comprehensively refurbished and, whilst most recently used as a barbershop, can be readily modified to suit a traditional office use and could equally suit a clinical or therapy business.



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TENURE

A new lease is offered for a term by negotiation.

RENT

£24,000 per annum exclusive.

EPC

The property has an EPC rating of D 89. Details are available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £14,250. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, St Albans City and District Council - 01727 866100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

OCTOBER 2026

Graham Ricketts

07841 235185

graham.ricketts@brasierfreeth.com

Marc Adler

07889 443713

marc.adler@brasierfreeth.com

brasierfreeth.com

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