



**AITCHISON
RAFFETY**



- Mixed retail and residential freehold
- Ground floor retail currently fitted as a takeaway with A5 license
- Busy main road location
- St Albans city centre
- Large self contained two-bedroom flat
- Rear yard
- Sold with vacant possession
- Potential investment opportunity
- **£795,000**

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34 London Road, St. Albans, Hertfordshire, AL1 1NG

Ground floor retail unit and 2-bedroom apartment.

Retail Approx. 826 Sq Ft (76.74 Sq M) plus apartment

For Sale

Description

The premises comprise a four-storey mid-terraced building with a retail unit to the ground floor & basement and a two-bedroom flat above offered with vacant possession.

The retail unit is currently trading as a takeaway with a large glass frontage and modern fit out. Internally the sales area is open plan, with a WC, fully tanked basement, and rear yard. This ground-floor unit would suit a variety of uses.

Above there is a self-contained two-bedroom flat on the first and second floors, with a separate kitchen and living room and three WC/ shower rooms.

Location

Situated in a prominent position on London Road close to its junction with Chequer Street and Holywell Hill, the premises are within the main retail area of St Albans city centre.

This is a busy vehicular route and has a high footfall with car parks situated in close proximity.

Price

Offers in the region of £795,000



Ground floor retail



Fully-tanked basement



Kitchen



Double bedroom

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Retail Floor Area

GF Open Plan Retail	332 Sq Ft	30.84 Sq M
Basement Storage	493 Sq Ft	45.8 Sq M
Total	826 Sq Ft	76.74 Sq M

Residential Accommodation

The flat is self-contained with 2 double bedrooms, a large living room and kitchen. The flat is approximately 900 sq ft (83.61 sq m)

Terms

The property is being sold freehold with vacant possession on both the retail unit and the flat.

Business Rates

From verbal enquiries, we understand the current rateable value of the ground floor retail unit is £16,750 with rates payable in the order of £8,358.25 per annum.

VAT

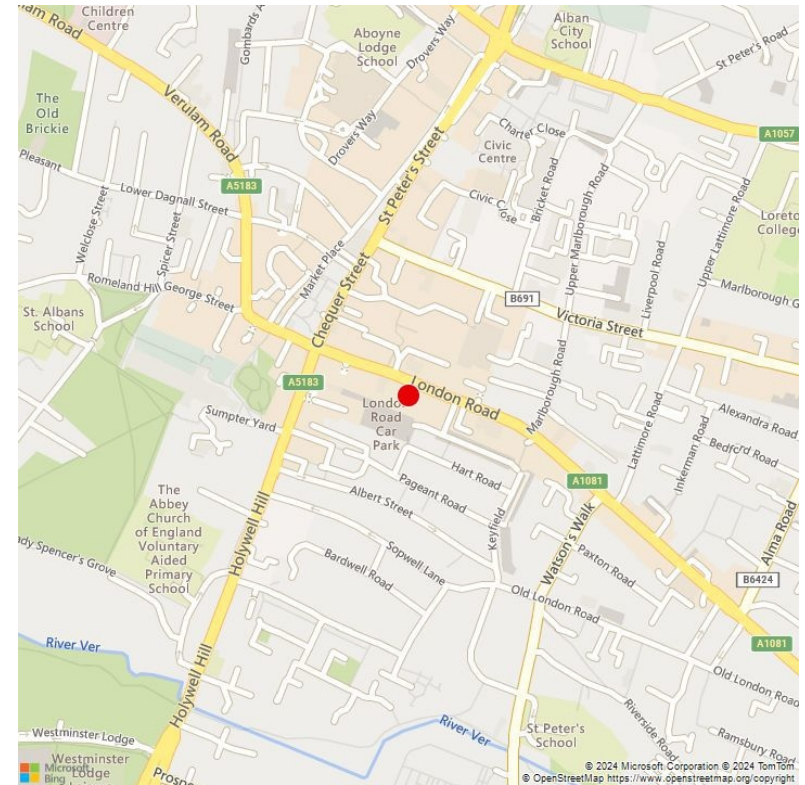
This property is not subject to VAT and therefore VAT is not payable on the price.

Energy Performance Rating

Awaited

Legal Costs

Each party is to be responsible for their own legal costs.



Street View

Viewings
By appointment only with sole agents Aitchison Raffety
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AITCHISON RAFFETY

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We invest in people Silver



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