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Freehold for Sale (May Let)

2 Shops, 1 x 3 Bed Flat, 1st Floor Office & Warehouse at rear of property

Watford Road, Chiswell Green, St Albans AL2



Description

Comprising prominent double fronted retail premises with 1st floor office and a 3 bedroom self-contained flat plus detached warehouse to the rear of the property. The premises comes with ownership of part of the forecourt to the front.

A former fireplace retailer within an inter-communicating shop space with internal staircase leading to 1st floor office and showroom above one shop and a rear staircase leading to a 3 bedroom flat at 1st floor level above the left-hand shop. The flat is currently let on an AST producing £16,800 pa, the rest of the property is vacant. NB the flat will become vacant at the end of June 2025.

The premises would suit an owner occupier, retailer, restaurant, showroom or developer to create a separate residential dwelling from the 1st floor space (subject to planning consent).



Location

Situated in a prominent location on a busy major route between St Albans and the M25 motorway (Junction 21a) and M1 motorway (Junction 6a) in the heart of the St Albans suburb of Chiswell Green. Watford Rd joins the North Orbital Road approximately 1/2 mile to the south and both motorways are approximately 1 mile from the property. St Albans Abbey and How wood stations are both within 1 1/2 miles. Unrestricted on-street parking is available directly outside the property and multiple private parking is situated to the rear.

Areas

Retail premises	1024 sq ft (94.17 sq m)
1st floor office & showroom	526 sq ft (48.94 sq m)
Rear warehouse store	743 sq ft (69.03 sq m)

Terms

Offers invited for the freehold interest - in excess of £875,000

(Rental offers may be considered for the entire property, but the vendors preference is to sell).

Business Rates

St Albans Council – Rateable value £37,500. Rates payable are approximately £20,475 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Band B

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.





1st Floor

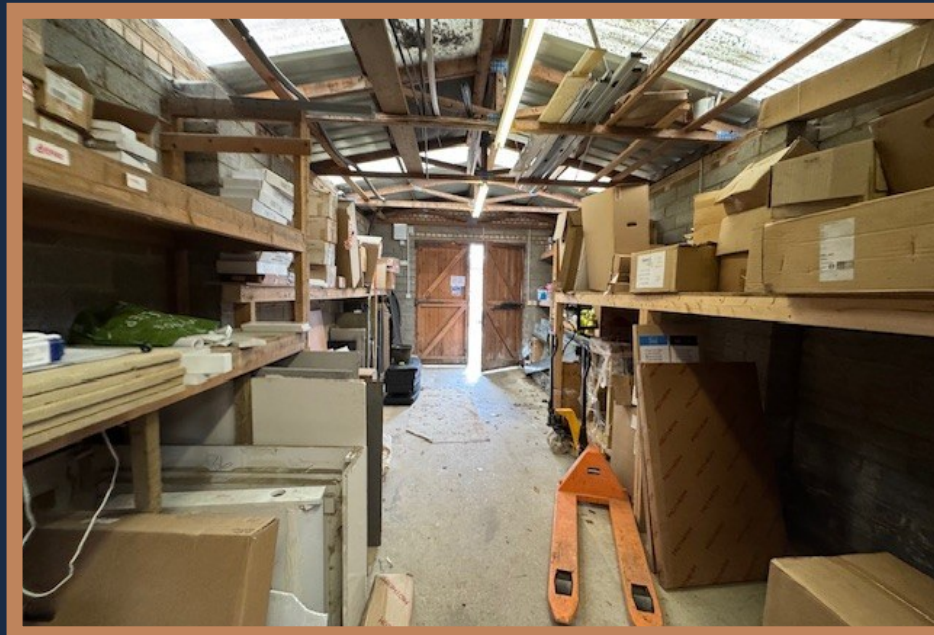


1st Floor



1st Floor

Rear Warehouse



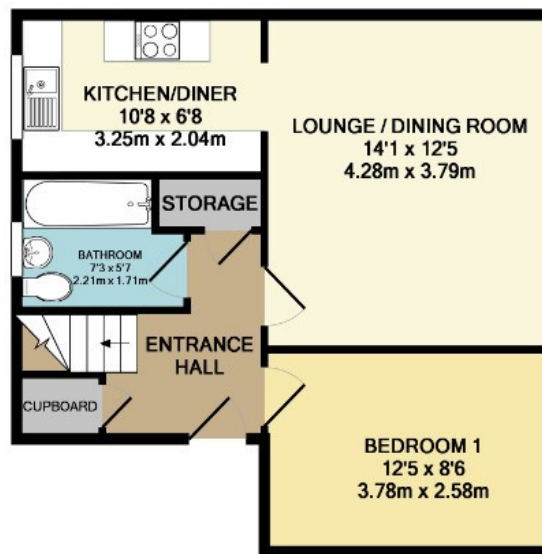
Rear Warehouse



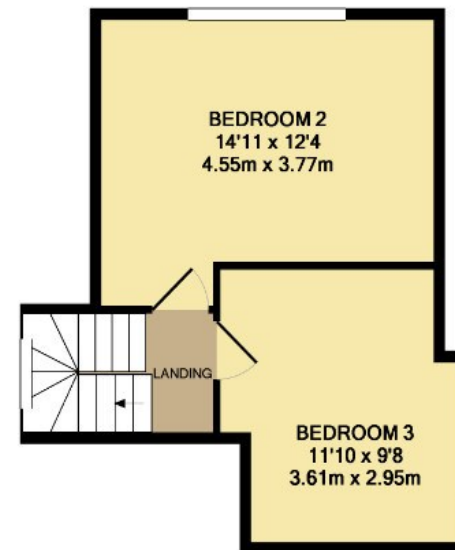
3 Bedroom Flat



3 Bedroom Flat



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)



TOP FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via joint agents:

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