

FOR SALE

1,726 Sq Ft (160.35 Sq M)

- Rarely available retail investment in St Albans city centre
- Total income £46,100 pa
- Reflects an attractive 7.68% yield before purchaser's costs deducted
- Attractive Grade II listed building



2 & 3 George Street
St. Albans, AL3 4ER



LOCATION

- Prominent location at the top of George Street close to its junction with High Street in the heart of St Albans city centre
- George Street is a popular location for boutique retailers and restaurants which attracts significant footfall
- High Street is one of the main arterial routes through St Albans
- Nearby occupiers include The Ivy, The Hub, Zizzi, Starbucks, Gails Bakery, Oliver Bonas, Hamptons and a wealth of independent retailers and restaurants



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DESCRIPTION

- The property comprises two adjoining retail units let to separate tenants with retail accommodation on the ground floor and ancillary accommodation in the basement
- The tenant of No.2 also occupies No.1 George Street and has knocked through to create one unit
- The upper parts have been sold off on a long lease.
- 2 George Street - £27,000 per annum
3 George Street - £18,500 per annum

TERMS

The freehold interest is available at a quoted price of £600,000. VAT is payable on the purchase price.

ACCOMMODATION (Net Internal Area*)

2 George Street Ground Floor	68.84 SQ M	741 SQ FT
2 George Street Basement	12.08 SQ M	130 SQ FT
3 George Street Ground Floor	56.2 SQ M	605 SQ FT
3 George Street Basement	23.22 SQ M	250 SQ FT
Total	160.35 SQ M	1,726 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: 2 George Street D-80
3 George Street C-75

Business Rates: Available upon request

Service Charge: Available upon request

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