

FOR SALE

573 Sq Ft (53.23 Sq M)

- › Prominent main road location
- › Attractive bay window frontage
- › Close to public car parks
- › Suitable for a variety of uses within class E

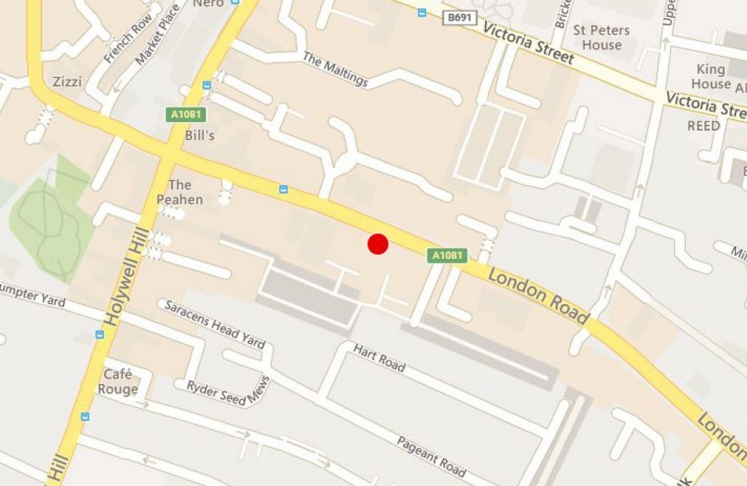


52-56 London Road

St. Albans, AL1 1NG

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eddisons.com





Location

- The property is situated on London Road, one of the main arterial routes into St Albans
- Within 100 metres of the junction with Holywell Hill
- St Albans mainline railway station is within a 10 minute walk and provides fast and frequent services to London St Pancras in 19 minutes
- M25 (Junction 21a) – 3.3 miles
M1 (Junction 6a) – 3.3 miles
A1(M) (Junction 3) – 4 miles

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Google Maps

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Description

- The property comprises a ground floor and basement retail / office unit
- The ground floor has been partitioned to create 3 treatment rooms, which can be removed to create a predominantly open plan space
- The basement contains the kitchen, WC and storeroom
- The frontage has the benefit of two attractive bay windows

Terms

The long leasehold interest with 98 years remaining is available at a quote price of £330,000. VAT is not payable on the purchase price.



Accommodation

Ground Floor	35.39 SQ M	381 SQ FT
Basement	17.84 SQ M	192 SQ FT
Total	53.23 SQ M	573 SQ FT

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

EPC: D – 100

Business Rates: The rateable value is £10,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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