



- Location close to St. Albans main High Street
- Freehold investment
- Two self contained retail units
- Combined income of £30,700 per annum
- Price £450,000 reflecting an initial yield of 7%
- No VAT payable

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13 a+b London Road, St. Albans, Hertfordshire, AL1 1LA

Fully let retail investment

Approx. 733.05 Sq Ft (68.1 Sq M)

**For Sale**

# 13 a+b London Road, St. Albans, Hertfordshire, AL1 1LA

## Description

This attractive freehold property comprises two self contained fully let retail units offering stable income with potential for retail growth.

13a London Road - Let to ' Hers and Sirs Hair' at an annual rent of £17,500. This lease runs until 04/09/26

13b London Road- This lease has been assigned to Artoplasia. This was let at an annual rent of £13,000 with the lease ending in January 2027.

Both leases contain full repairing and insuring terms.

## Residential

There are two residential units above that have been sold on long leasehold terms.

Flats 3 and 4 at 13a and 13b London Road are held on new 150-year leases commencing on 12 August 2021, with a ground rent of £100 per annum, doubling every 25 years.

## Location

Situated on London Road close to its junction with Chequer Street.

St Albans mainline railway station is within a 10-minute walk and provides a fast service to London St Pancras in 19 minutes.

M25 (Junction 21a)	3.3 Miles
M1 (Junction 6a)	3.3 Miles
A1(M) (Junction 3)	4.0 Miles

## Sale Price

£450,000

## Floor Area

13a London Road	417.65 Sq Ft	38.8 Sq M
13b London Road	315.39 Sq Ft	29.3 Sq M
<b>Total</b>	<b>733.05 Sq Ft</b>	<b>68.1 Sq M</b>

Floor plans available on request.

## Terms

Available Freehold

## VAT

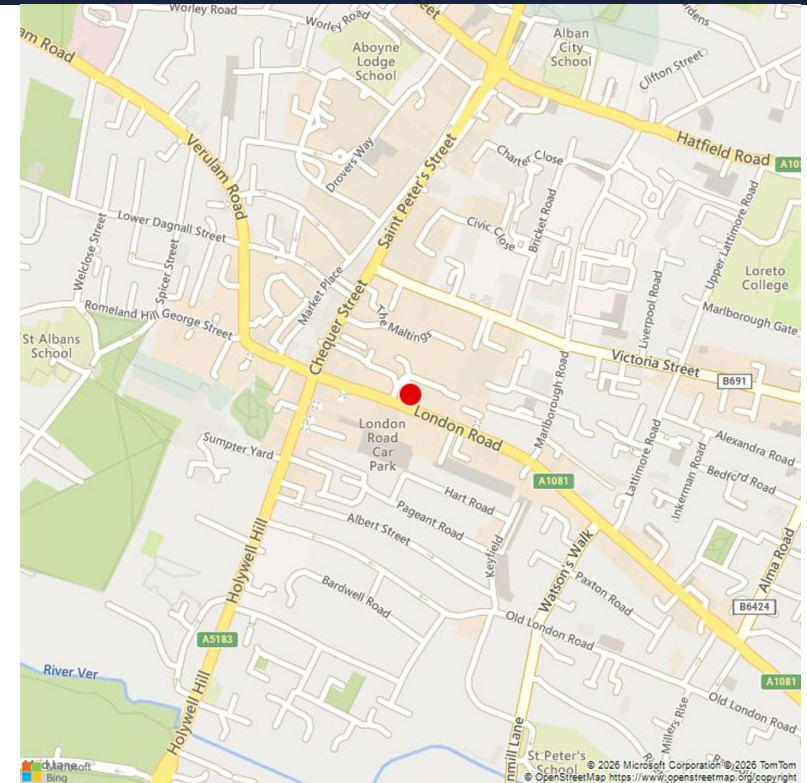
This property is subject to VAT. The Property is not elected for VAT and therefore is not payable on the sale price

## Energy Performance Rating

Awaited

## Legal Costs

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



## Viewings

By appointment only with sole agents Aitchison Raffety  
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