





A truly EXCEPTIONAL OPPORTUNITY to purchase a commercial office situated within a prime and central location in St Albans. The property does have potential to convert into a residential dwelling subject to obtaining the necessary planning consents. Offers in the region of: £1,000,000

The property sits at the head of a cul-de-sac and sits next to the St Peters Church grounds. The owners have confirmed with SADC that their Prior Approval is not required for a change of use to residential. The building, which was once a glasswork, has a vaulted ceiling to the main accommodation area which would make a dramatic living space. There is further space for at least three bedrooms and two bathrooms. The blank canvas the opportunity presents, does give the potential for some great interior design ideas to come to life. Positioned in an area that is so well located for the City Centre and the City Station, this would make an incredible home, and we believe it would capture significant value.

EPC Rating: B





Entrance

Open Plan Office 8.53m x 6.26m (28' x 20'6").

Reception/ Office 5.98m x 5.37m (19'7" x 17'7").

Office 1 5.60m x 3.33m (18'4" x 10'11").

Kitchen

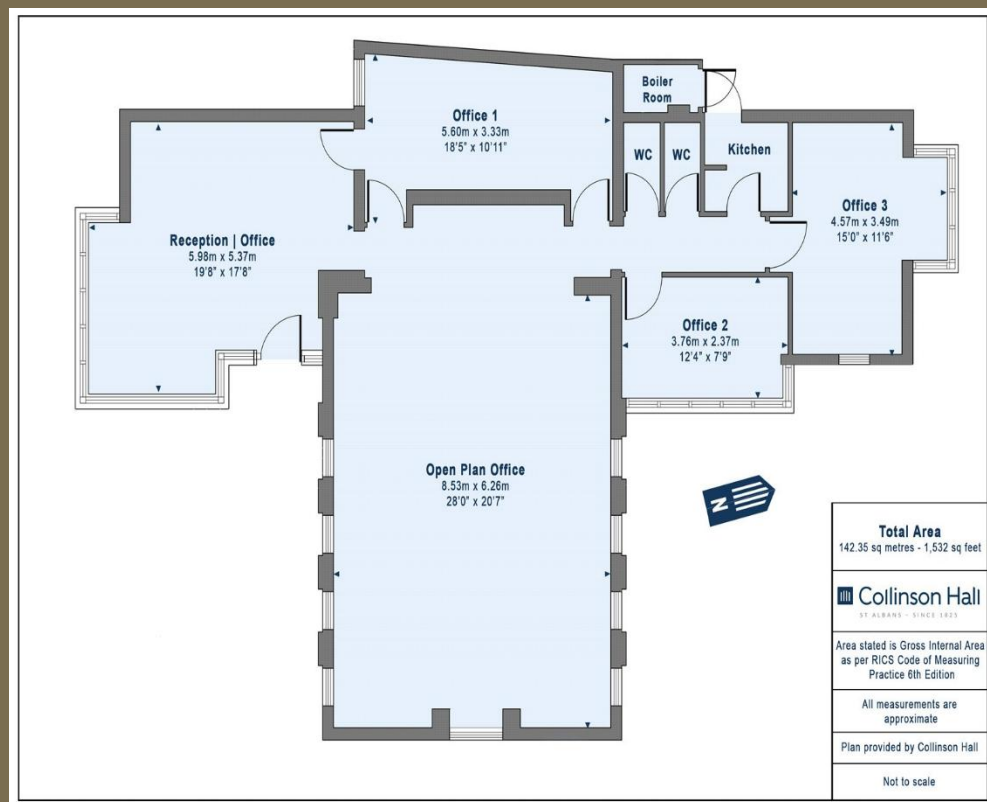
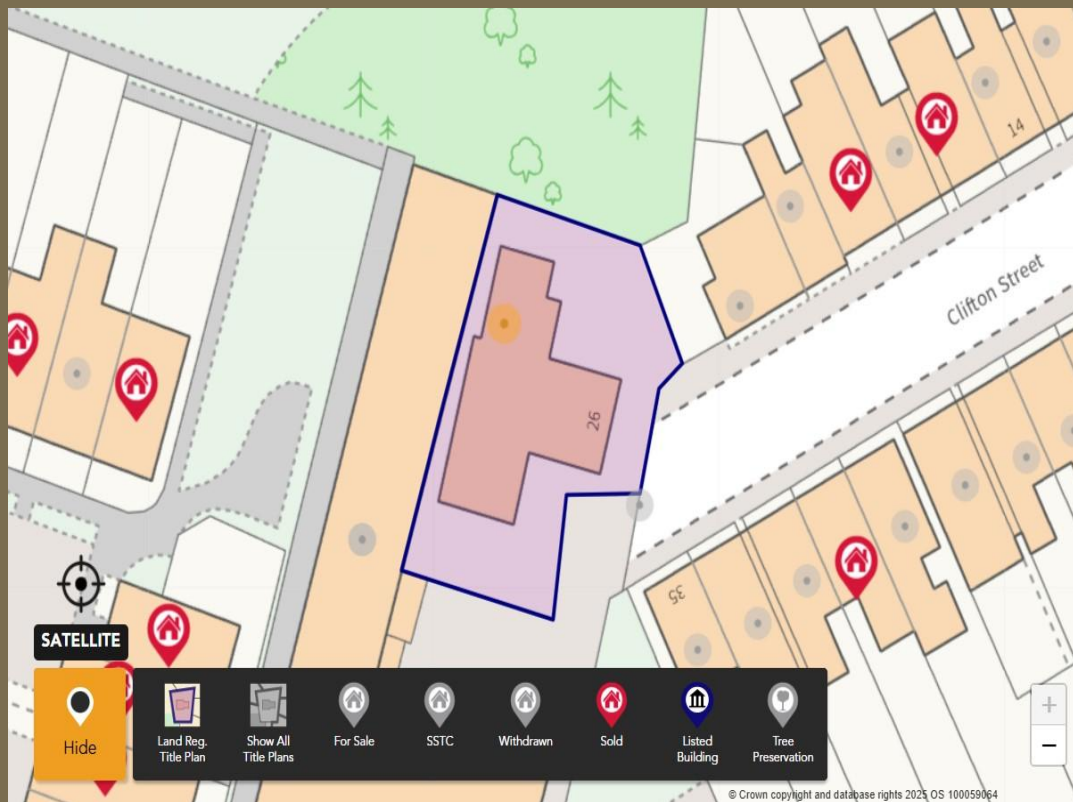
WCs

Office 2 3.76m x 2.37m (12'4" x 7'9").

Office 3 4.57m x 3.49m (15' x 11'5").

Garden





PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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