

 3 Bath/Shower Room + WC

 4 Reception Rooms

 On Street Parking

 EPC Band F

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Vaughan Road, Harpenden, Hertfordshire, AL5
Guide Price £850,000.00 Freehold

Vaughan Road, Harpenden, Hertfordshire, AL5

Superb opportunity to acquire a highly versatile town centre freehold premises suitable for a variety of uses STP.

- 🏡 Spacious centrally located commercial building
- 🏡 Freehold
- 🏡 Currently used as a Church
- 🏡 Superb opportunity for variety of uses
- 🏡 Large ground floor open plan space
- 🏡 First floor offices and leisure space
- 🏡 Could suit restaurant or gym stp

Description

4 Vaughan Road, Harpenden offers a rare opportunity to acquire a substantial freehold commercial property in one of Hertfordshire's most affluent and desirable locations. Extending to nearly 3,000 sq ft, the property provides flexible space suitable for a variety of uses including office, leisure, restaurant or alternative commercial purposes, subject to the necessary consents.

Situated close to Harpenden town centre and the mainline railway station, the property benefits from excellent accessibility and fast connections into Central London, making it ideal for businesses seeking a prestigious commuter-town location.

The space includes a large open-plan meeting space together with a range of offices, meeting rooms and ancillary areas, all of which offer scope for reconfiguration to suit occupier requirements. Its attractive frontage and prominent setting create a strong professional presence, while the generous internal layout offers flexibility for owner occupiers, investors or developers. The property combines scale, location and future potential within a thriving business community.

Location

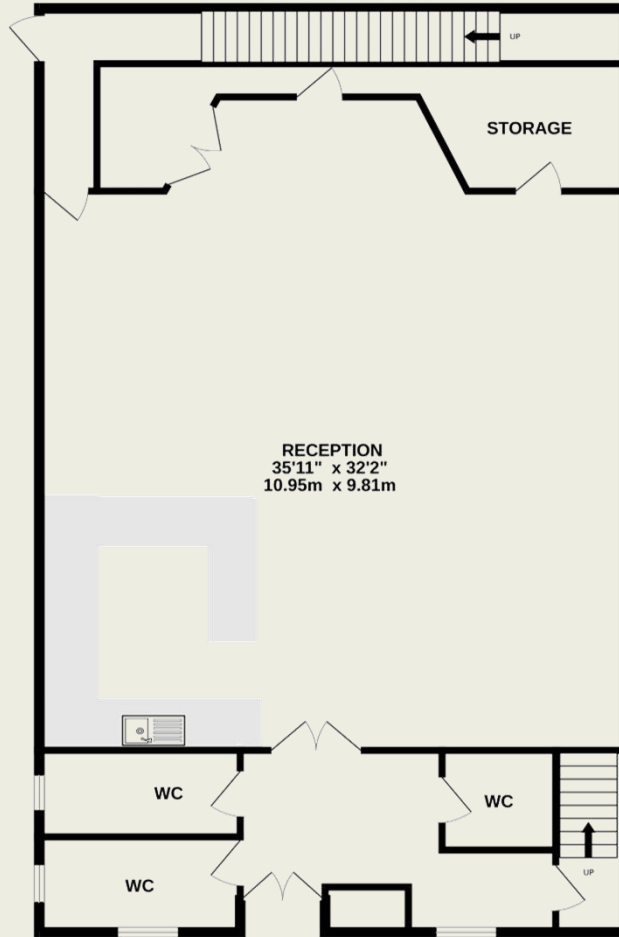
Vaughan Road is a highly convenient and accessible location located between the High Street and the railway station. Harpenden shopping district is an eclectic mix of private retail outlets, restaurants, supermarkets, pubs and regional and national stores. Offering a variety of activities it also benefits from being in walking distance of Harpenden Sports and Leisure centre, The Eric Morecambe centre for the arts and Rothamstead Park.



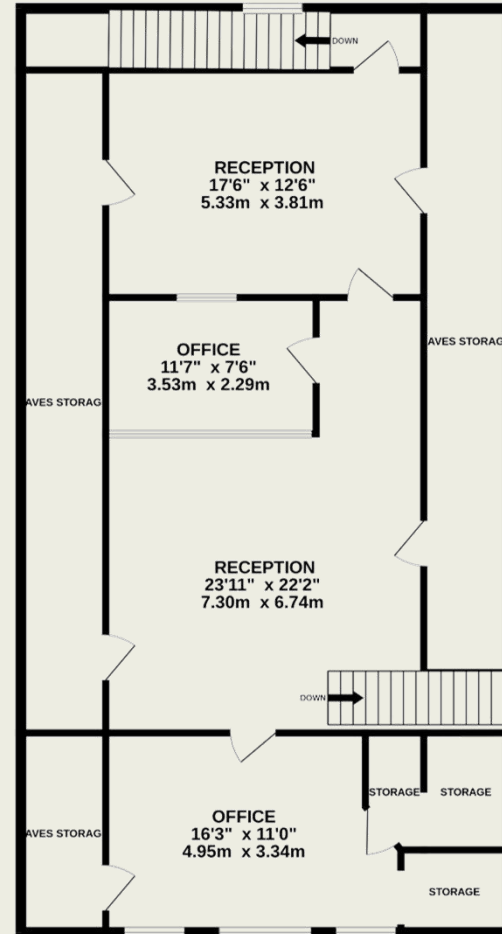


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



GROUND FLOOR
1629 sq.ft. (151.3 sq.m.) approx.



1ST FLOOR
1361 sq.ft. (126.5 sq.m.) approx.

TOTAL FLOOR AREA: 2990 sq.ft. (277.8 sq.m.) approx.

This floor plan is for illustration purposes only, the measurements and position of each element are approximate and must be viewed as such.