

- Location close to St. Albans main High Street
- Freehold investment
- Two self contained retail units
- Total 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
Total	733.05 Sq Ft	68.1 Sq M

Floor plans available on request.

Terms

Available Freehold

VAT

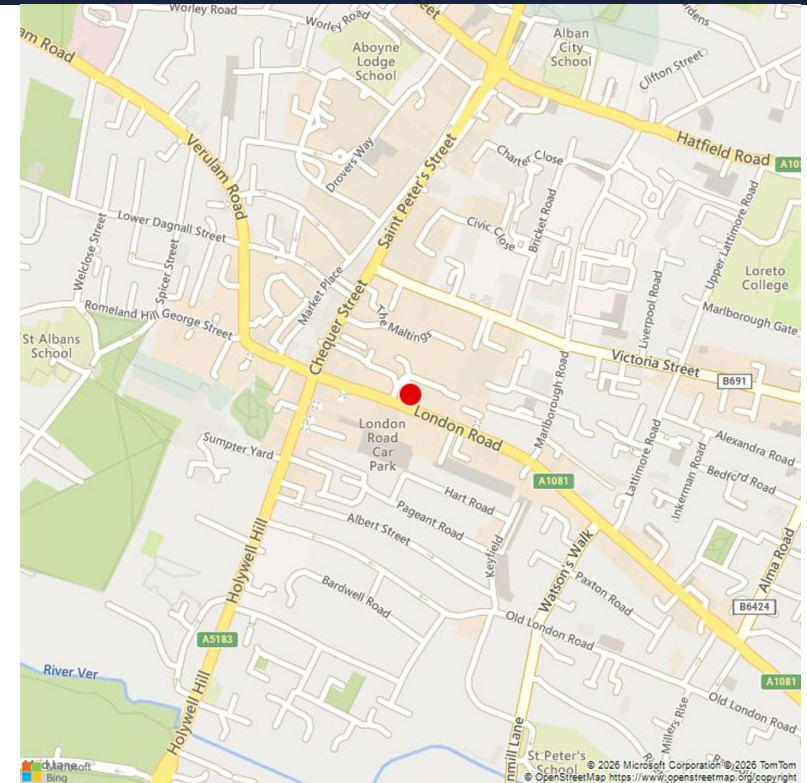
This property is subject to VAT. The Property is not elected for VAT and therefore is not payable on the sale price

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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