

FOR SALE
INVESTMENT/OFFICE/RETAIL

**GRAHAM
SIBBALD**



**253-255 Watling Street, Radlett,
Hertfordshire, WD7 7AL**

- Fully let commercial investment with immediate asset management opportunities
- Grade II listed building
- Well established, long standing tenants
- Available Freehold

LOCATION

Radlett is an affluent location situated between St Albans and Borehamwood, with excellent connectivity via the M25 (Junction 22, circa 2 miles) and the A1(M) (circa 4 miles). Radlett railway station provides direct services to London St Pancras International in approximately 25 minutes, giving it a strong commuter appeal.

Watling Street is a prime commercial location and forms the principal thoroughfare through the town, providing high visibility, steady vehicular flow, and a well-established mix of retail, leisure, and professional occupiers. The Thameslink railway station location is located immediately to the rear of the premises.



DESCRIPTION

The portfolio comprises six commercial units prominently positioned on the corner of Watling Street and Station Approach in Radlett. The properties benefit from extensive frontage and strong visibility at this well-trafficked junction. The building is Grade II listed.

Arranged as a parade dated to around 1854. The buildings offer a mix of retail and office accommodation, all currently let to a range of occupiers. The tenancies are presently holding over on expired leases, providing an investor with immediate asset management opportunities.

Given the strength of the location and occupational demand, there is clear potential to enhance income through lease regearing and rental growth or potential residential conversion, making the portfolio an attractive opportunity for long-term commercial investment.

ACCOMMODATION

253 Watling Street	722 Sq Ft	67.07 Sq M
R/O 253 Watling Street	440 Sq Ft	40.88 Sq M
255 Watling Street	580 Sq Ft	53.88 Sq M
11 Station Approach	633 Sq Ft	58.81 Sq M
12 Station Approach	372 Sq Ft	34.56 Sq M
13 Station Approach	786 Sq Ft	73.02 Sq M
Total Site Size	7,992 Sq Ft	742.46 Sq M



QUOTING PRICE

Offers invited in excess of £1,000,000

VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

255 Watling Street - D

253 Watling Street- E

12 & 13 Station Approach - E

11 Station Approach - No EPC currently in place

Office at Rear, 253 Watling Street- No EPC currently in place

TENURE

Available Freehold

LEGAL COSTS

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

RATEABLE VALUE

Details available on request

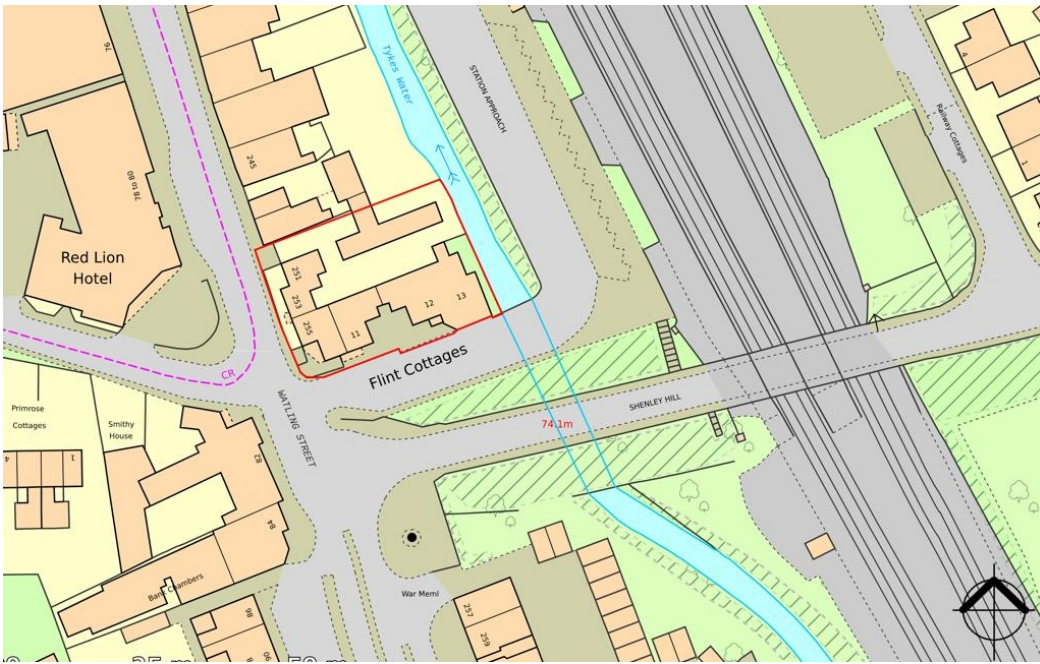
PLANNING

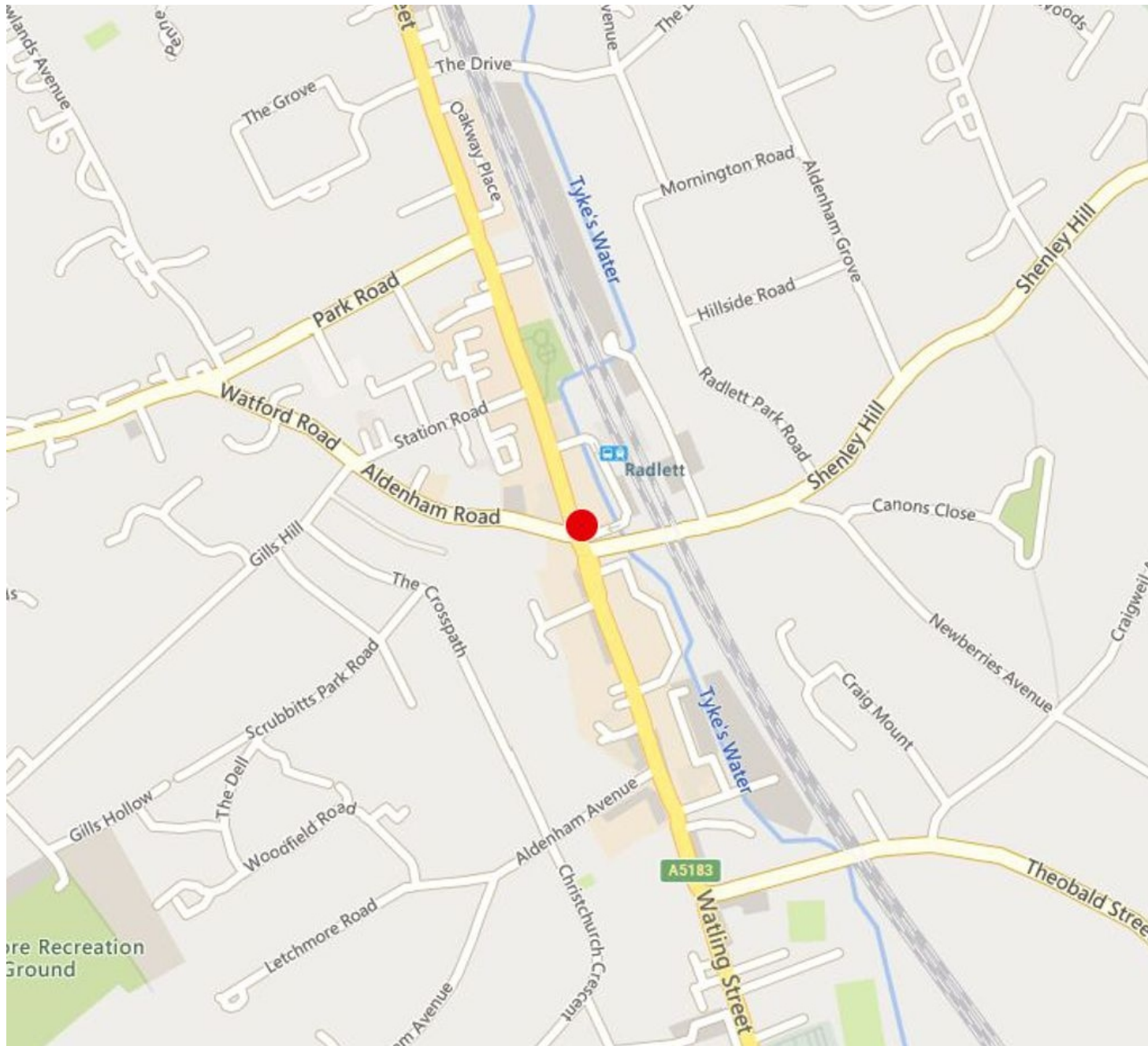
Grade II Listed

JOINT AGENT

Vigor & Co - johnvigor3@gmail.com

Property	Tenant	Lease start date	Term	Annual rent
253 Watling Street	Colour Booth Limited and Ian Jones	17 Jun 2016	3 Years	£12,500
Rear of 253 Watling Street,	Colour Booth Limited and Ian Jones	17 Jun 2016	3 Years	£8,500
255 Watling Street	The Click Studios	4 Apr 2008	3 Years	£12,000
11 Station Approach	Peter Coward Ltd	29 Apr 2008	6 Years	£8,500
12 Station Approach	Purely Personalised Limited	20 Apr 2018	2.5 Years	£10,500
13 Station Approach	Luvit (2010) Limited	17 Dec 2017	3 Years	£5,500
				£57,500





To arrange a viewing please contact:



GEORGIA STRAZZA
Associate Director
georgia.strazza@g-s.co.uk
01727 843232



ALEX STRAZZA
Property Agent
alex.strazza@g-s.co.uk
01727 843232

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: 01-May-2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.