

FOR SALE

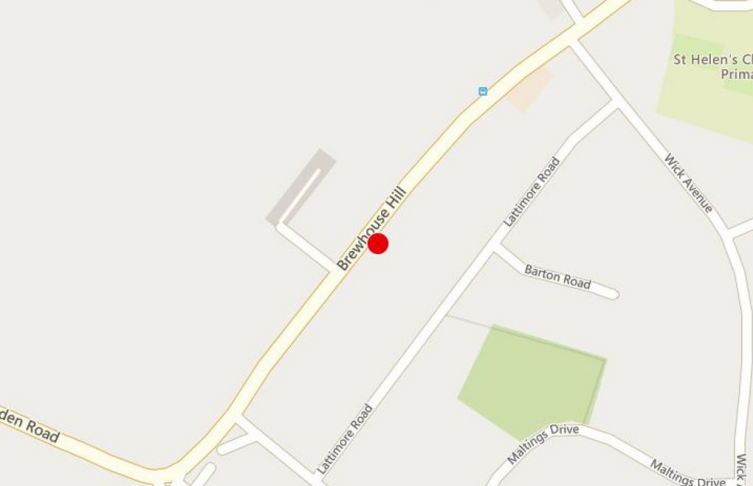
1,934 Sq Ft (179.67 Sq M)

- Freehold self contained offices
- Residential conversion opportunity
- Planning permission previously granted in 2017
- Predominantly residential location
- 4 parking spaces



The Old Brewhouse

49-51 Brewhouse Hill, Wheathampstead, St. Albans, AL4 8AN



LOCATION

- Wheathampstead is a village with a population of 6,622 (2021 Census), approximately 3 miles north of St Albans.
- The property is located on Brewhouse Hill which is the main route from Wheathampstead to Harpenden.
- Brewhouse Hill is a predominantly residential area with St Helen's Primary School 300m away.
- Harpenden - 2.25 miles
Welwyn Garden City - 3.75 miles
St Albans - 3 miles

 what3words

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 Google Maps

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DESCRIPTION

- The property comprises two terraced (one end of) two storey office buildings that has been knocked through to create one office
- The ground floor comprises three good sized office rooms around a central staircase
- The first floor comprises two further rooms either side of the stairs
- Externally, there is parking to the front and rear totalling 4 spaces
- Planning permission to convert the property into 3 x 1 bed flats and 1 x 2 bed flat was granted in 2017. More information can be found on the St Albans Planning Portal, application number: 5/2016/3705

TERMS

The freehold/long leasehold interest is available at a quoted price of £535,000. VAT is payable on the purchase price.



ACCOMMODATION


Ground Floor	88.91 SQ M	957 SQ FT
First Floor	90.76 SQ M	977 SQ FT
Total	179.67 SQ M	1,934 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: The rateable value is £42,000. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

 **HUGO HARDING**
[07425 243 317 hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

 **MATTHEW BOWEN**
[07442 820 386 matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)

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