

FOR SALE

2,536 Sq Ft (235.59 Sq M)

- Rarely available investment in St Albans city centre
- Total income £65,000 pa
- Reflects an attractive 8.67% yield before purchaser's costs deducted



First Floor Alban Row

27-31 Verulam Road, St. Albans, AL3 4DG



LOCATION

- The property is located in a prominent position on Verulam Road, one of the main arterial routes into the centre of St Albans
- The retail and leisure facilities of the city centre are within a few minutes walk.
- St Albans City mainline railway station is within 0.75 miles & St Albans Abbey station is within 0.5 miles.
- 3.5 miles to M25 (Junction 21a)
- 3.1 miles to M1 (Junction 6a)

/// what3words

///wooden.parent.fail

Google Maps

Click here



DESCRIPTION

- The premises comprise an entire first floor office within a four-storey mid terraced office building
- Benefitting from gas central heating, surface mounted LED tube lighting, good natural light and perimeter trunking
- The office has been partitioned to suit the tenant's use
- Externally there are 3 allocated parking spaces

TERMS

The long leasehold with approximately 230 years remaining is to be sold as an investment and offers are invited in the region of £750,000. VAT is not payable on the purchase price.

ACCOMMODATION (Net Internal Area*)

Floor	SQ M	SQ FT
First Floor	235.59	2,536

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

EPC: TBC

Business Rates: From verbal enquiries we understand the property has a rateable value of £66,000. For rates payable please contact us or visit www.voa.gov.uk

CONTACT:



HUGO HARDING

07425 243 317 hugo.harding@kirkbydiamond.co.uk



MATTHEW BOWEN

07442 820 386 matthew.bowen@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP