



Collinson  
Hall

Watford Road, St. Albans, Hertfordshire, AL2 3EB









**Prominent double fronted retail premises with 1st floor office and a 3 bedroom self-contained flat plus detached warehouse to the rear of the property.**

**Retail premises 1024 sq ft (94.17 sq m) 1st floor office & showroom 526 sq ft (48.94 sq m) Rear warehouse store 743 sq ft (69.03 sq m) Total area 2293 sq ft (213.01 sq m) Plus 3 bedroom self-contained flat.**

**Offers In Excess of £825,000**

The premises comes with ownership of part of the forecourt to the front. A former fireplace retailer within an inter-communicating shop space with internal staircase leading to 1st floor office and showroom above one shop and a rear staircase leading to a 3 bedroom flat at 1st floor level above the left-hand shop. The flat is currently let on an AST producing £15,600 pa, the rest of the property is vacant. The premises would suit an owner occupier, retailer, restaurant, showroom or developer to create a separate residential dwelling from the 1st floor space (subject to planning consent).

Situated in a prominent location on a busy major route between St Albans and the M25 motorway (Junction 21a) and M1 motorway (Junction 6a) in the heart of the St Albans suburb of Chiswell Green. Watford Rd joins the North Orbital Road approximately 1/2 mile to the south and both motorways are approximately 1 mile from the property. St Albans Abbey and How wood stations are both within 1 1/2 miles. Unrestricted on-street parking is available directly outside the property and multiple private parking is situated to the rear.

Offers invited for the freehold interest - in excess of £825,000 (Rental offers may be considered for the entire property, but the vendors preference is to sell).









Viewing by appointment only via joint agents:

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#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



[collinsonhall.co.uk](http://collinsonhall.co.uk)

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