

Freehold Shop With Residential above  
Close to St Albans City Centre  
Shop - 1,067 sq ft

**AITCHISON  
RAFFETY**



227 Hatfield Road, St Albans, AL1 4TB

**FOR SALE**

- Freehold
- Separate shop and apartment
- Close to St Albans City Station
- Popular secondary retail position
- Fully let investment
- Potential for new lease or vacant possession on shop



**RICS**



**INVESTORS IN PEOPLE**

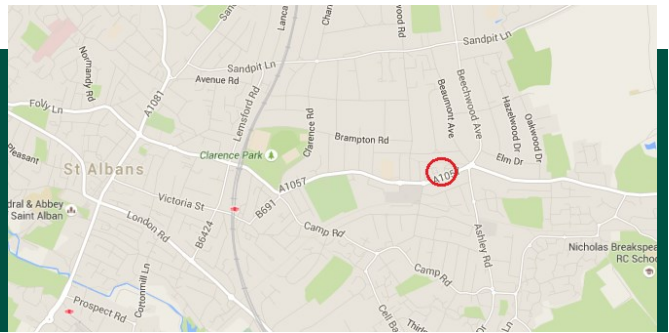


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227 Hatfield Road  
St Albans  
Hertfordshire  
AL1 4TB



## Description

The premises comprise a self-contained ground floor shop and a separate two bedroom flat above with private entrance. The shop provides a front sales area with rear office and store with loading access. The apartment benefits from gas central heating and provides two double bedrooms with separate kitchen and lounge.

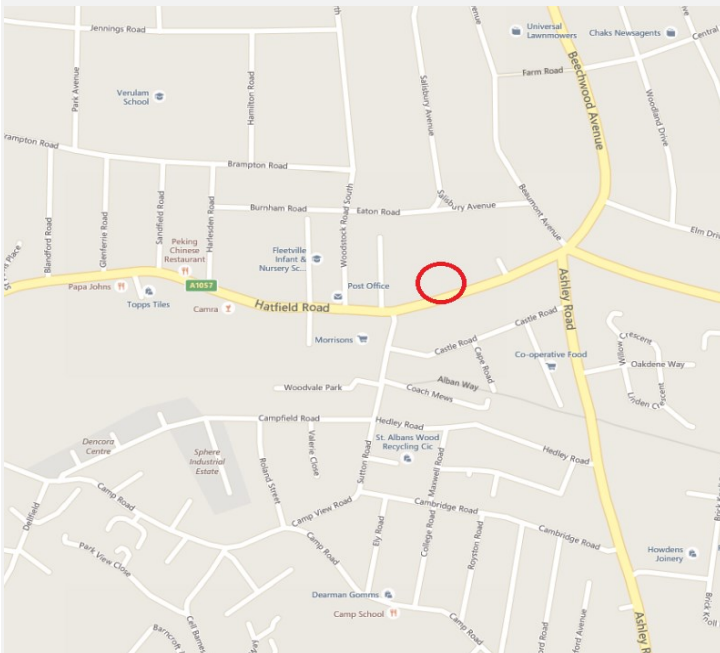
## Location

The premises are situated on a prominent position on the north side of Hatfield Road between Ashley Road and Sutton Road. Hatfield Road is a major arterial route and a popular secondary retail location. The property is approximately 1.5 miles from St Albans City Centre and 1 mile from St Albans mainline railway station.

Location Map

StreetView

3D View



## Accommodation

The net internal floor areas for the shop are as follows:

Front Office/Retail	499 sq ft	(46.37 sq m)
Rear Office	175 sq ft	(16.21 sq m)
Rear store	393 sq ft	(36.46 sq m)
<b>TOTAL</b>	<b>1,067 sq ft</b>	<b>(99.04 sq m)</b>

### Apartment

Ground Floor - Kitchen

First floor - 2 x double bedrooms, lounge, Bathroom, WC

## Price

£450,000

## Tenancies

The shop is occupied under an informal agreement with the vendor paying a rent of £11,336 pa. We understand the tenants would either vacate if required or enter in to a new agreement. The apartment is let on an AST. Further details available upon request.

## Business Rates

Rateable Value £10,250

## Energy Performance Rating

Awaiting assessment.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

There is no VAT payable on the rent.

## Viewings

Strictly by appointment via sole agents Aitchison Raffety

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