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113

87-89 London Road  
St Albans, Hertfordshire AL1 1LN



Of interest to investors. A double fronted building arranged as two commercial units and three studio flats. **Investment let at £43,640 per annum.**

#### Tenure

Freehold.

#### Location

- St Albans is a prosperous and historic market town, strategically situated some twenty miles north-west of Central London
- The property is situated on London Road, near to the junction with Lattimore Road and close to the city centre
- The shops serve an established area with a wide variety of retail outlets and services available
- Close to the local amenities of Chequer Street
- The green, open spaces of Verulamium Park are nearby
- The city enjoys excellent road and rail communications with the M25 (Junction 21A), M1 (Junction 6) and A1(M) (Junction 3) Motorways
- Good links to King's Cross St Pancras

🚶 St. Albans

#### Description

- A double fronted building
- Internally arranged as two ground and lower ground commercial units with three studio apartments
- The studio apartments above have separate access

#### Accommodation and Tenancies

See schedule below.

**Total Current Rent £43,640 per annum**

#### Joint Auctioneers

Collinson Hall  
City Centre Office, 9-11 Victoria Street  
St Albans, Hertfordshire AL1 3UB  
Tel: 01727 843222  
Email: [commprop@collinsonhall.co.uk](mailto:commprop@collinsonhall.co.uk)

#### Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)

Address	Accommodation	Term	Rent (Gross)
87 – Café/Retail premises (A1 use)	Lower Ground Floor – Kitchen Area Ground Floor – Retail Space	8 year term from 9th July 2014	£7,000 p.a.
89 – Hair Salon (A1 use)	Lower Ground Floor – Kitchen Area Ground Floor – Retail Space	10 year term commencing 18th May 2018. Tenant break option 17th May 2023	£13,000 p.a.
89A – Flat 1	First Floor – Studio Room, Kitchen, Bathroom	6 month Assured Shorthold Tenancy from 5th July 2015 (Tenant holding over) at £650 per calendar month	£7,800 p.a.
89B – Flat 2	First Floor – Studio Room, Kitchen, Bathroom	6 month Assured Shorthold Tenancy from 26th April 2014 (Tenant holding over) at £695 per calendar month	£8,340 p.a.
89C – Flat 3	Second Floor – Studio Room, Kitchen, Bathroom	6 month Assured Shorthold Tenancy from 19th November 2016 at £625 per calendar month	£7,500 p.a.