

Freehold Lock-up Shop in Busy Parade
Approx. 116.13 sq m (1,250 sq ft)

**AITCHISON
RAFFETY**



24 Beech Road, St Albans AL3 5AS

For Sale

- Freehold
- Adjacent to Tesco Express
- Extended to rear
- Separate storage and parking for three cars to rear
- On-street parking directly outside
- Busy arterial route location



INVESTORS IN PEOPLE



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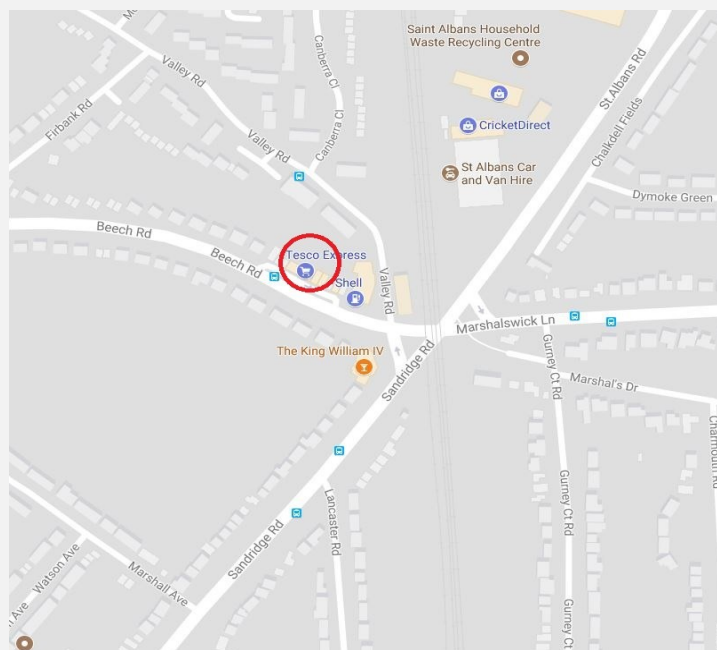


Description

A ground floor lock-up shop with aluminium framed plate glass frontage with canopy awning over. Internally the premises are predominantly open plan with a storage area, WC and kitchen to the left hand side. The premises have been extended to the rear to provide a separate room currently used for training etc, and externally to the rear has a detached storage building approximately the size of a single garage and staff parking.

Location

The premises are situated in a popular parade adjacent to Tesco Express, with other occupiers including a chemist, launderette and hot food take-aways. The parade has the benefit of a service road to the front providing good on street parking and is located on what is effectively the ring road to the north of St Albans which carries a heavy flow of traffic, ensuring prominence.



Floor Area

The approximate net internal floor area:

Retail Area	989 sq ft	91.88 sq m
Rear Room	212 sq ft	19.70 sq m
Kitchen	24 sq ft	2.22 sq m
Total	1,225 sq ft	113.80 sq m

Price

£375,000 for the freehold interest.

Business Rates

From internet enquiries with the Local Authority we are advised that the rateable value is £18,750 and the rates payable are approximately £6,220.

Energy Performance Rating

Band C—74

Legal Costs

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

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.

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