

Building with D1 use but suitable for
Other uses and residential development
1,082 sq ft (100.49 sq m)



61 Hatfield Road - St Albans - AL1 4JE

For Sale

- Prominent main road location
- 500 meters from St Albans City Mainline Station
- Currently used as a Doctors Surgery (D1 use) but suitable for (B1) offices or other uses subject to planning
- Potential for residential redevelopment subject to planning



RICS



INVESTORS IN PEOPLE



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61 Hatfield Road
St Albans
Hertfordshire
AL1 4JE

Description

The premises comprise a two storey mid terraced building currently used as a doctors surgery however they could be utilised as offices or other alternate commercial uses subject to planning. The building also has potential for conversion to residential or development subject to planning.

Location

The premises are situated in an extremely prominent position on the northern side of Hatfield Road close to its junction with Laurel Road. Hatfield Road is a major arterial route approximately 1 mile from St Albans City Centre and 500 metres from St Albans mainline railway station.

Floor Area

The net internal floor areas are as follows:

Ground Floor	715 sq ft	(66.43 sq m)
First Floor	<u>367 sq ft</u>	<u>(34.06 sq m)</u>
Total	1,082 sq ft	(100.49 sq m)

Terms

The freehold interest is available subject to vacant possession.

Price

Offers are invited in excess of **£400,000**.

Business Rates

From the VOA website we understand the current Rateable Value is £16,500 with rates payable in the order of £7,500.

Energy Performance Rating

Awaited

Legal Costs

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

VAT

We understand that the property is not currently elected for VAT.

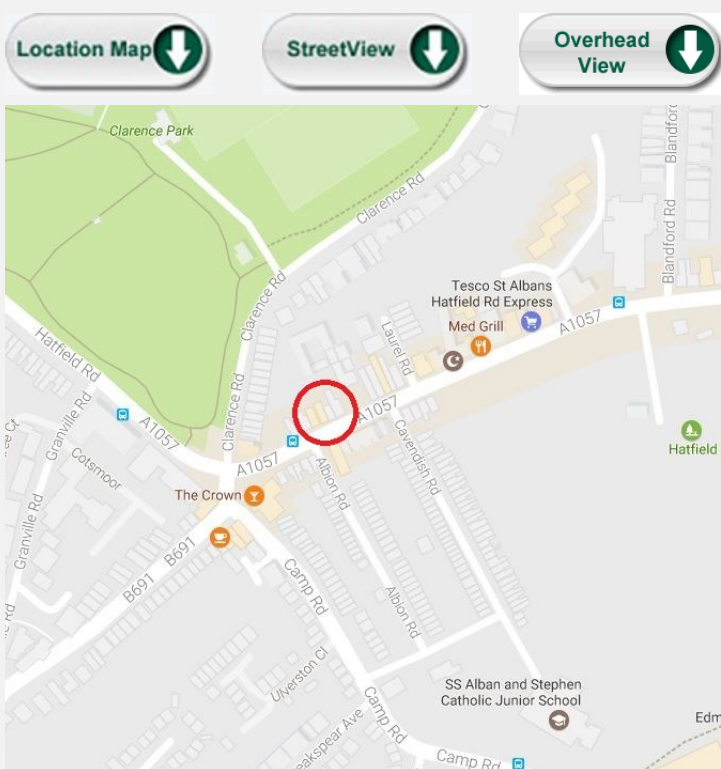
Viewings

Strictly by appointment via sole agents.

Aitchison Raffety

Matthew Bowen

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