



Oakwood Road, Bricket Wood



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Guide price £600,000

- Freehold
- Ground Floor Shop
- Two Bedroom Flat
- Garage
- Investment
- Popular Location
- Freehold Building
- Garden



A unique opportunity to acquire a mixed-use building occupying an enviable position within Bricket Wood. The property is currently made up of a commercial premises (Butcher Shop) with residential space above laid out as a duplex maisonette. There is excellent commuter links to the M25, M1 and A1(M). Luton airport is conveniently close by, and Heathrow/Stanstead are very accessible. The property is offered to the market with no upper chain.

The residential accommodation (which has its own access) boasts two double bedrooms, with its own garden and garage.

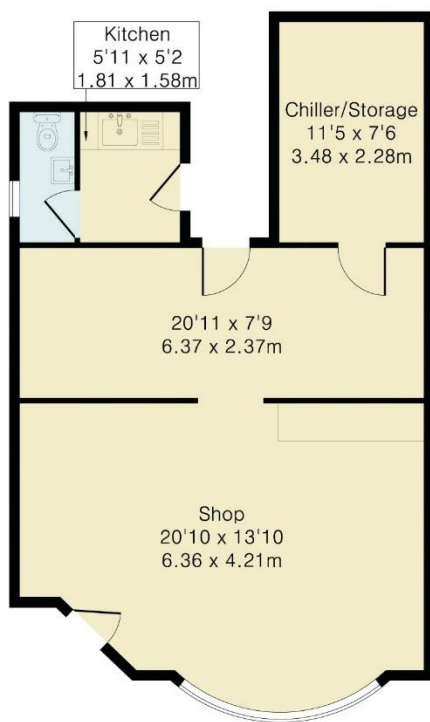


The maisonette is currently laid out over two floors. Starting with the first floor the accommodation is comprised of a large landing area, leading onto a fully equipped kitchen, main living area, and a sizeable second bedroom.

Moving up to the second floor your will find a large double bedroom and main bathroom.

Externally to the rear, the property features a private garden, with a garage en-bloc and parking to the front.

The commercial premises is currently set up as a Butchers Shop, featuring a shop front with chilled counter space, set apart from the rear where the shop features more work space, a storage/ freezer unit and a chiller/storage unit.



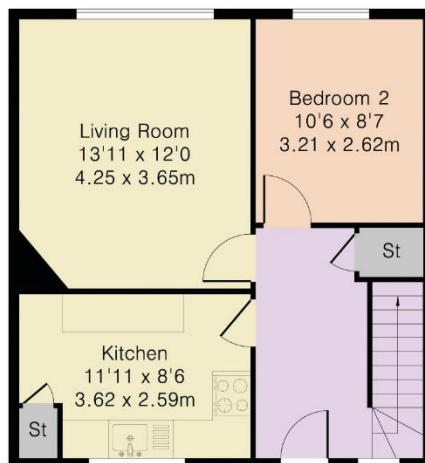
Ground Floor

Approximate Gross Internal Area 1350 sq ft - 125 sq m

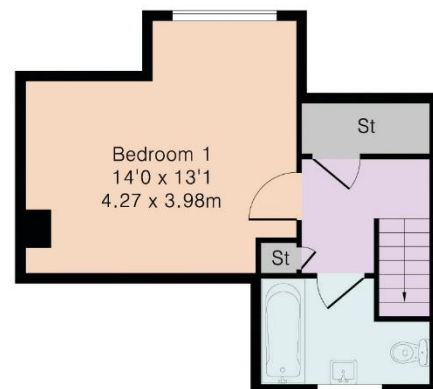
Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 474 sq ft – 44 sq m

Second Floor Area 273 sq ft – 25 sq m



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis



Northwood St Albans

01727734550

stalbans@northwooduk.com