

ALBANS WELL

55-57 ST PETERS STREET, ST ALBANS AL1 3DY

Travelodge

ALBAN'S WELL

BLACK SHEEP COFFEE



BEAUTIFULLY PRESENTED LEASEHOLD PUBLIC HOUSE FOR SALE
IN MODERN MIXED-USE DEVELOPMENT





Travelodge

ALBAN'S WELL

BLACK SHEEP COFFEE



ALBANS WELL, 55-57 ST PETERS STREET, ST ALBANS AL1 3DY

HIGHLIGHTS INCLUDE:

- Substantial public house in affluent cathedral city
- Located as part of a modern mix use development
- Close to Costa, Pret, Itsu and M&S
- Fitted to an extremely high standard
- Large external terrace
- EPC - B
- Leasehold for a term expiring in 2040 at a current rent of £135,000 per annum
- Offers invited for the benefit of our clients leasehold interest

LOCATION

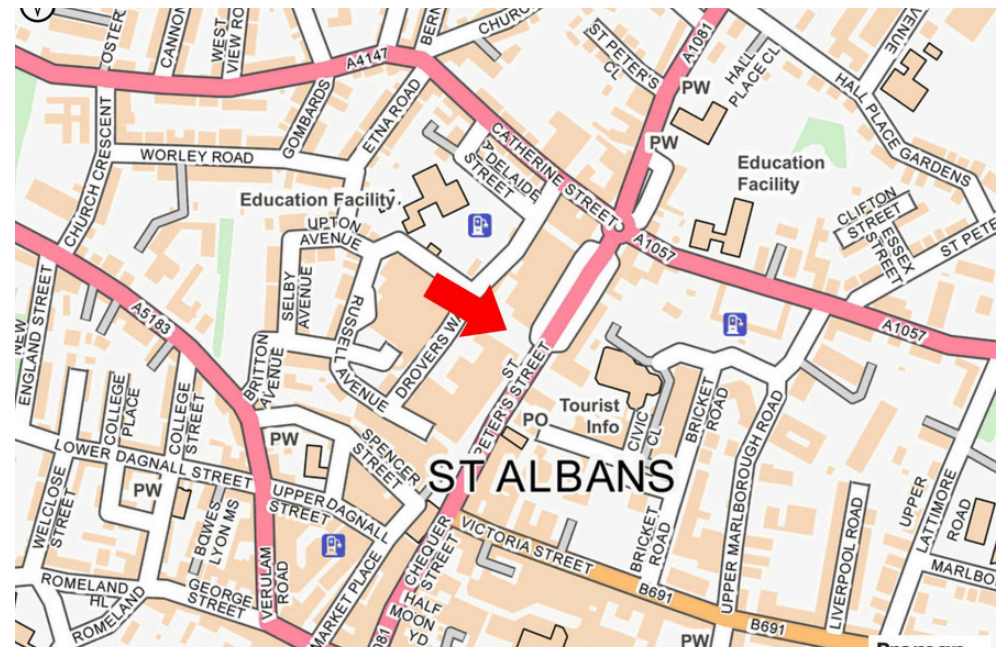
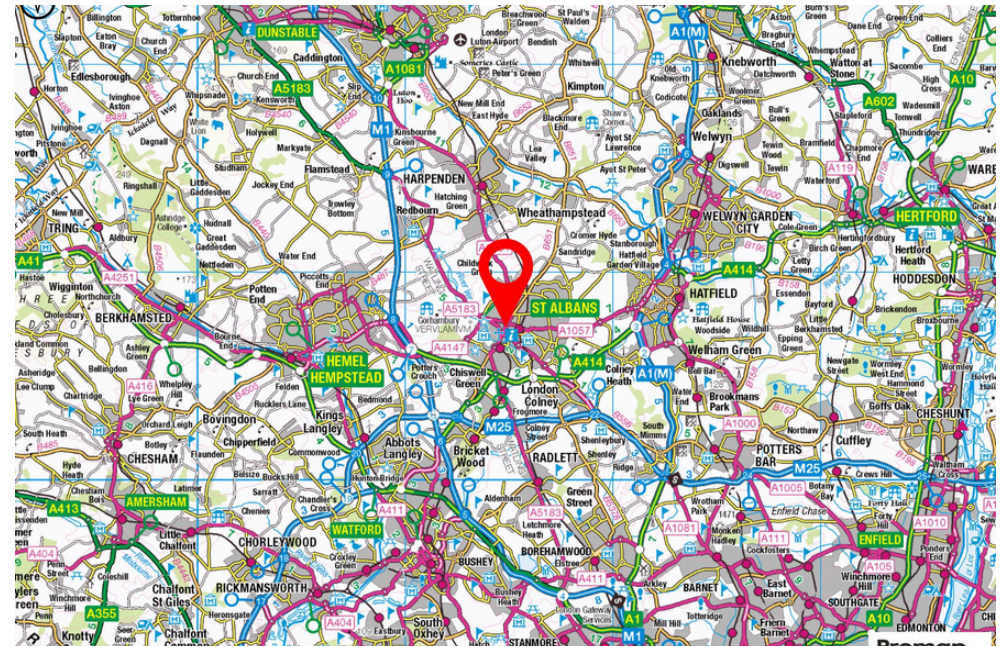
St Albans is an affluent cathedral city in Hertfordshire which is located 25 miles north of London and 6 miles north west of Watford. It is easily accessible to both the M1 and M25 Motorways and has regular train service into London with journey times into London St Pancras from 19 minutes making it a popular location for commuters. The Albans Well is located in the heart of the city centre on St Peter's Street at its junction with Cattle Walk. The property sits beneath a 130 bed Travelodge Hotel and is adjacent to Black Sheep Coffee. Other occupiers nearby include M&S, Itsu, Costa Coffee, Tesco, Saint & Sinner (McMullen's) and the Beech House (Oakman Inns).

DESCRIPTION

The Naturalist occupies part of the ground floor of a four storey modern development which was created from a former BHS department store. The property was comprehensively refurbished with the Albans Well opening in 2021. Externally the property has the benefit of external seating for approximately 64 covers which fronts Cattle Walk which is held by way of a pavement licence.

ACCOMMODATION

Ground Floor – The demise is situated entirely at ground floor level and comprises a large open trading area with bar servery to one side. The ground floor is laid out to provide a variety of seating and tables for approximately 174 covers. A prep kitchen, glass wash area, beer cellar, bottle store, managers office, staff room and customer WC's are also provided at this level.



FLOOR AREAS

The property has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Ground Floor	532.4	5,730
Total	532.4	5,730

TENURE

The property is held by way of a lease for a term expiring on 8th December 2040 at a current rent of £135,000 per annum. The rent is subject to upwards only rent review on 9 December 2025 and five yearly thereafter with reviews increased in line with the RPI index subject to a minimum increase at each review of 5% and maximum increase of 15%.

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times;

- Thursday-Saturday – 10am-1am
- Sunday-Wednesday – 10am-12am

RATEABLE VALUE

2023 - £150,000.

TRADING INFORMATION

Trading information may be made available to interested parties upon written request.

EPC

B - 34.

FIXTURES AND FITTINGS

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Vendor and in situ on completion. Any branded or lease items owned by third parties will be removed.



ALBANS WELL, 55-57 ST PETERS STREET, ST ALBANS AL1 3DY

savills

VAT

The property is elected for VAT.

SERVICE CHARGE

The property is subject to a service charge further details of which are available upon request.

VIEWINGS

Staff are unaware of our clients intention to dispose of this property. Consequently all customer visits must be carried out discreetly and under no circumstances should any direct approach be made to any members of staff. Should you wish to view the property then make a prior appointment via the sole selling agents Savills.

TERMS

Offers are invited for the benefit of our clients leasehold interest.

MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

FURTHER INFORMATION

For further information please contact;

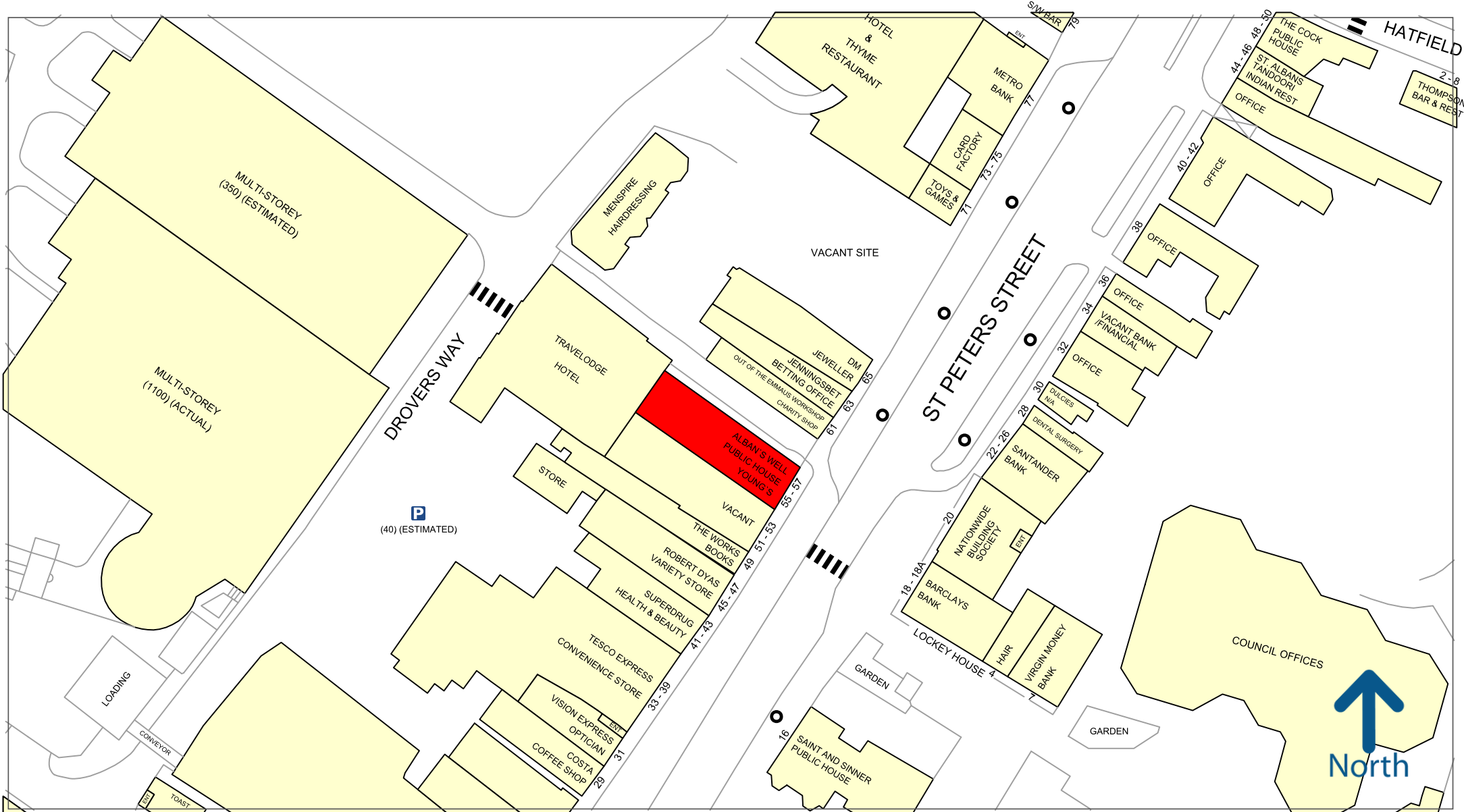
Paul Breen
Tel: 07767 873353
pbreen@savills.com

Jack Phillips
Tel: 07866 203540
jack.phillips@savills.com



ALBANS WELL, 55-57 ST PETERS STREET, ST ALBANS AL1 3DY

savills



50 metres

Experian Goad Plan Created: 08/05/2024

Created By: Savills

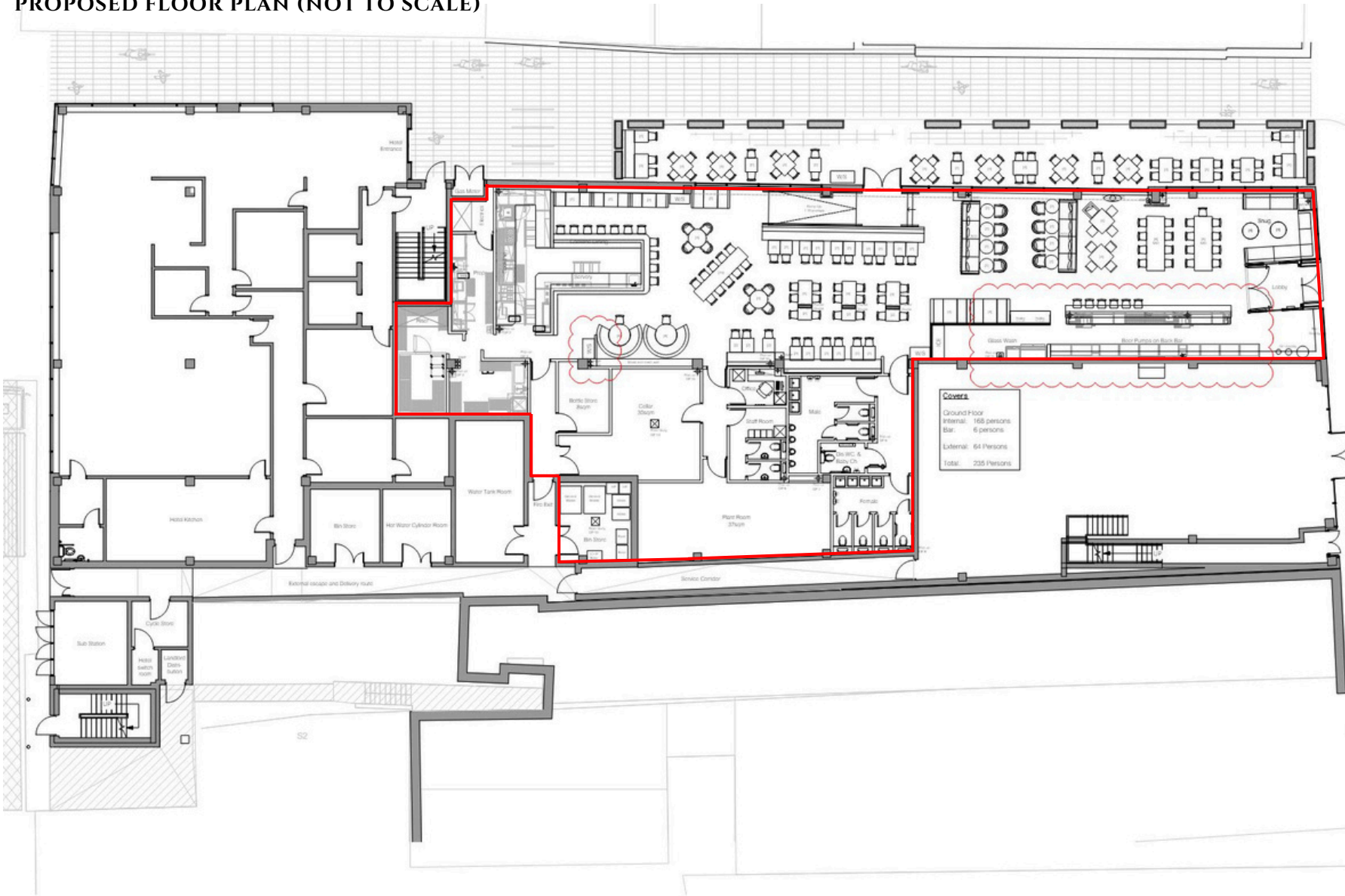
For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

PROPOSED FLOOR PLAN (NOT TO SCALE)



CONSTRUCTION

CLIENT
 Young & Co.
 PROJECT
 51-57 St Peters Street
 St Albans
 Hertfordshire
 DATE
 Proposed Ground Floor Plan
 DRAWN
 JGM
 SCALE BAR
 1:100
 CHECKED
 KG
 DATE
 Nov/2018
 DRAWING NO.
 4148/04/S

Harrison. LONDON +44 (0) 20 7546 6558
 BIRMINGHAM +44 (0) 121 321 3535
 CHALLES +44 (0) 1875 827 5257



PAUL BREEN

07767 873 353
pbreen@savills.com

JACK PHILLIPS

07866 203 540
jack.phillips@savills.com

