



1 Bedroom Maisonette



Bathroom & WC



3 Room Commercial unit



On Street



No outside space



EPC Band E

Council Tax

Band B

- £1,820.07 2025/26

Local Authority

Dacorum Council



Markyate, St Albans, AL3 8HZ
Guide Price £385,000 Freehold

Markyate, St Albans, AL3 8HZ

A mixed-use freehold property comprising a one-bedroom maisonette and a tenanted retail premises used as a dry cleaners on a long lease.

- 🏠 A mixed use residential/commercial investment
- 🏠 One bedroom first floor maisonette
- 🏠 Retail shop beneath
- 🏠 Commercial premises used as dry cleaners on a long lease
- 🏠 Prominent High Street location
- 🏠 Good condition
- 🏠 Within easy reach of excellent transport links

Description

A well-presented mixed use freehold property comprising, a one bedroomed first floor maisonette and a self-contained commercial premises on a long lease currently used as a dry cleaners with a good local reputation. The building is in good condition and is predominantly brick fronted with a tile roof

The maisonette has a ground floor entrance door onto Markyate High Street with stairs to the first floor landing with doors to a good size living room with double sash windows to the front. Fully fitted kitchen overlooking the rear. Double bedroom with built in double wardrobe. Bathroom with panel bath with rain shower over, low level WC, vanity wash basin and built-in storage cupboard.

The commercial area is located on the ground floor with double window overlooking the High Street in a prominent location and is currently operated as a dry cleaners. The front door opens into a customer area with counter a storage and hanging area and a work area to the rear with staff cloakroom. For more information on rental income please contact our representatives.

There is no outside space or parking with the property however there is paid parking nearby and on-street parking in the immediate vicinity.

Location

The property is prominently located in the centre of the High Street with a generous frontage for signage. Markyate is a vibrant Hertfordshire village approximately 9 miles from St Albans and 6 miles from Harpenden for rail links to London. The M1 motorway is approximately 2 miles distant (Junction 9).

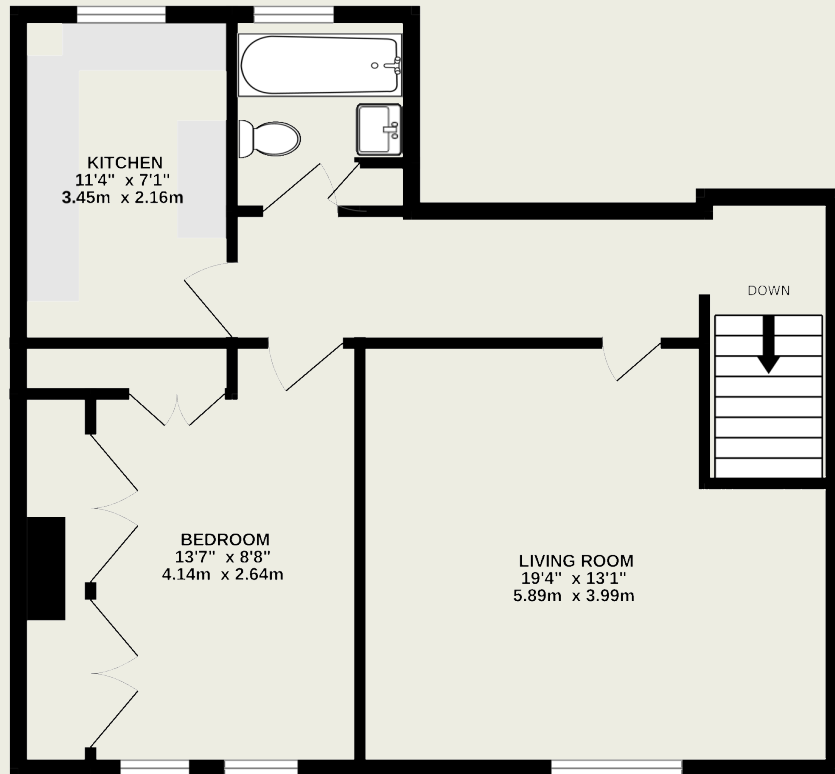




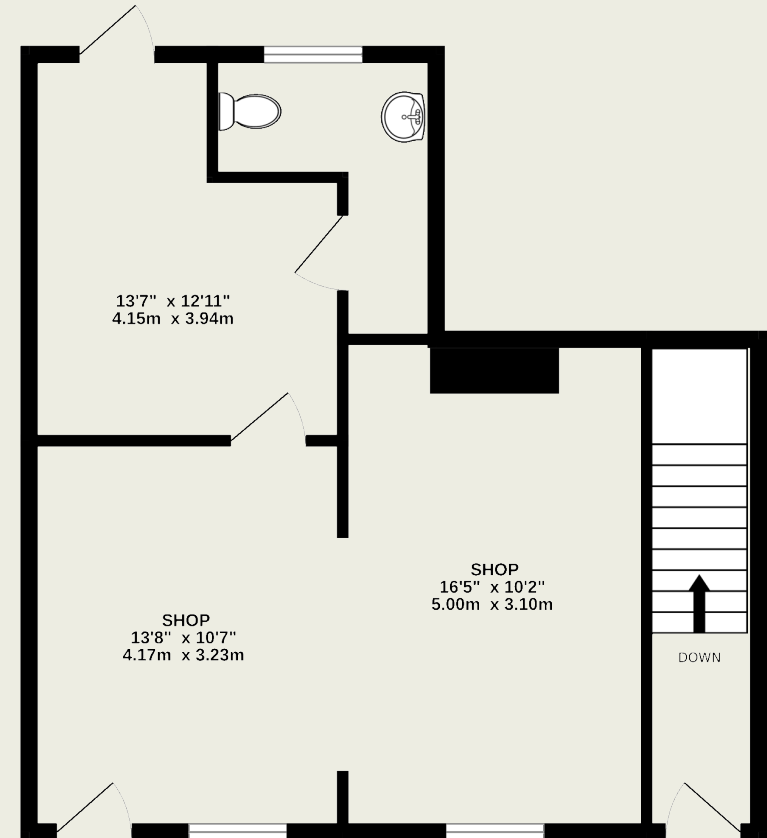
Important Information

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1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.