



All enquiries Ref: Brian Grante

- **Freehold garage site comprising 17 garages**
- **Approx. 0.338 acres with dual access**
- **Development potential (subject to consents)**

Location:

The property/site is situated to the rear and adjacent to No 94 Alexander Road but accessed between Nos 80 and 82 Five Acres, within a predominantly residential locality in London Colney and to the south of St Albans town centre. Transport options include local bus services, St Albans rail station and road links via the A1, M1 and M25.

Description:

A site with access from Five Acres (and Alexander Road) and comprising 17 garages in varying conditions with parking and forecourt areas.

Site Area:

Approx. 0.338 acres

Potential:

The property may be suitable for a variety of uses or potential development – subject to consents where necessary

Note:

Clawback/Overage – please refer to Legal Pack

VAT:

VAT is not charged on the purchase price of this lot.

To view:

Strictly by careful application externally to the site. Please see important advice for viewers on page 19 of this catalogue.

