

INVESTMENT

FOR SALE

£495,995

SMALL RARE INVESTMENT FOR SALE

PROMINENT LOCATION

SHORT WALK TO CITY CENTRE

CLOSE TO MAINLINE STATION

REVERSIONARY RENT

BUSY VEHICULAR ROUTE INTO ST
ALBANS

VAT IS NOT APPLICABLE



**7 HOLLYWELL HILL, ST ALBANS,
AL1 1EU**

0208-368-9840

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INVESTMENT FOR SALE

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LOCATION

Situated in a busy and prominent location on Holywell Hill close to the junction with London Road and Chequer Street and a short walk from the prime pitch within the city centre. St Albans mainline station is also within walking distance. London St Pancras is approximately 20 mins journey time and onward connections to both Gatwick and Luton Airports, the City, Brighton and central Europe.

St Albans is surrounded by the M25, M1 and A1(M), all within a short drive.

DESCRIPTION

The property comprises a character ground floor lock up shop together with a split level first floor showroom and offices together with a small basement which can be used for storage.

LEASE DETAILS

Lease Dated: 1st December 2017.

Terms: 8 years from 5th October 2021 and expiring on 4th October 2025

Current Rent: £25,300

Projected Market Rent £30,000-£32,000pax

*No Notices have been served and the Seller is not currently in discussion with the Tenant concerning the renewal of the Lease.

ACCOMODATION

Ground Floor shop showroom together with split level first floor Showroom/office and ancillary storage.

There is currently a small ancillary basement to the front which is not currently in use.

Floor area schedule attached.

CONTACT

Viewing and Further Information:

Viewing strictly by prior appointment with the Agent:

Nicholas Georgiou/Patrick Notaro

Neway Chartered Surveyors

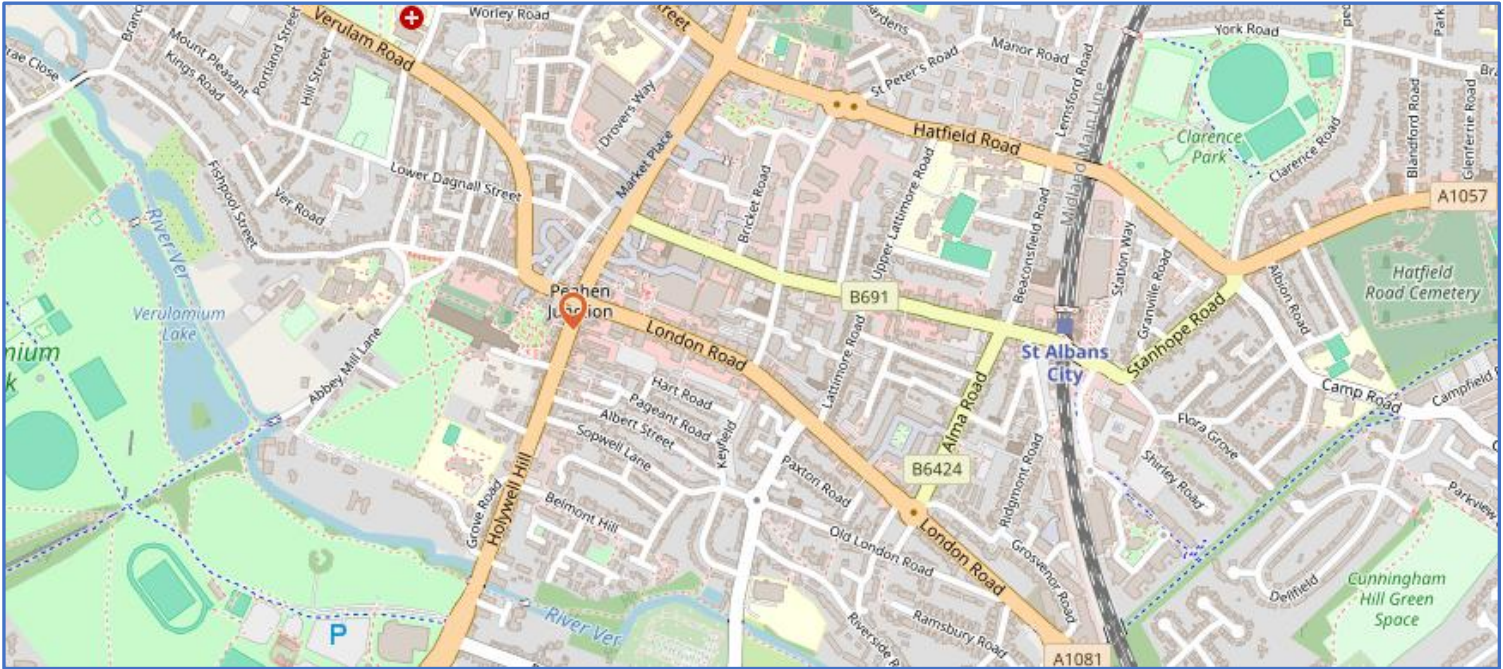
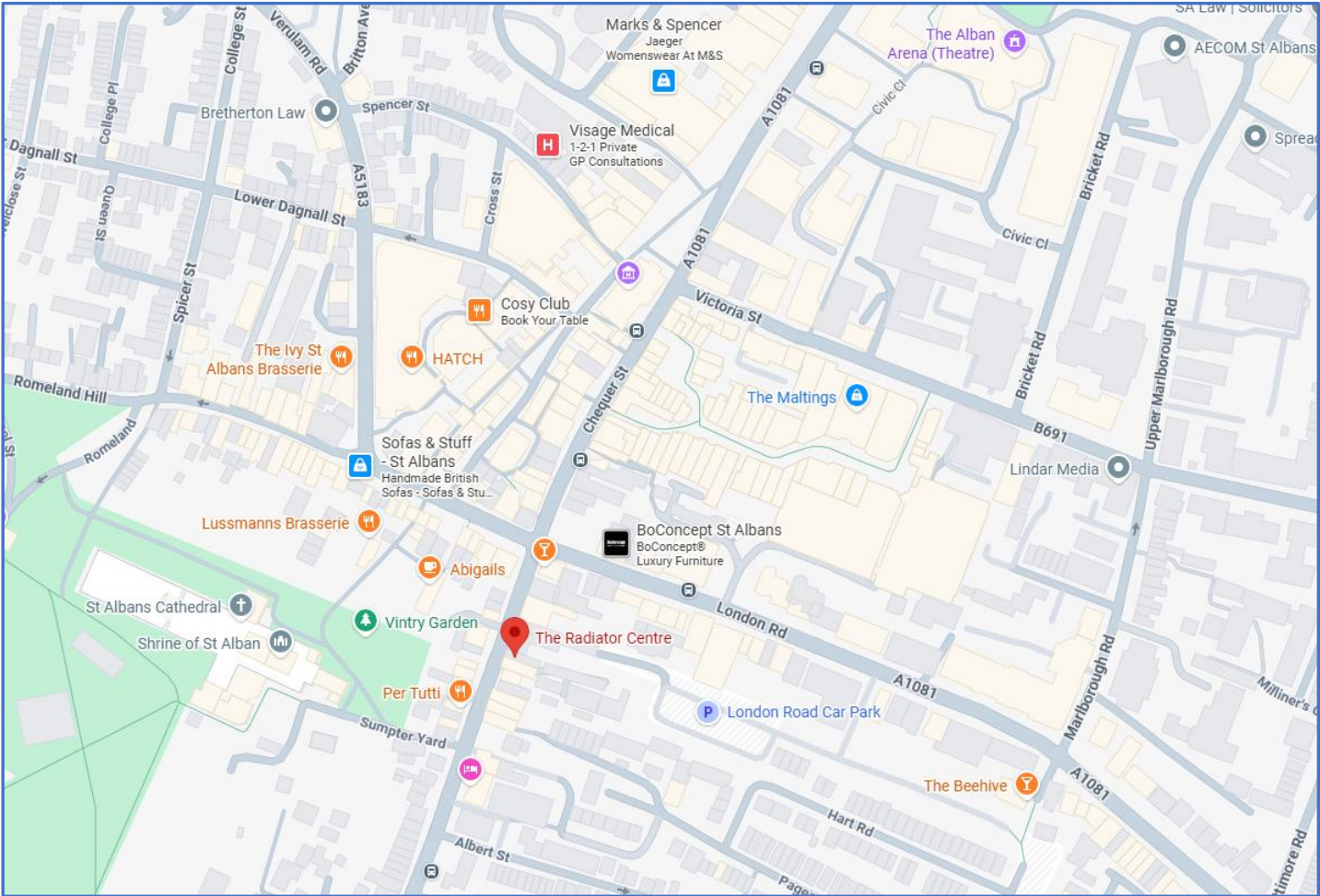
0204 553 3331

Nicholas Georgiou

nick@newayestateagents.com

Patrick Notaro

pjn@neway-notaro.com



FLOOR AREAS

	Description	Area sq.ft.	Area sq.ft. ITZA
Ground Floor	Retail/Showroom Zone A	242.19	242.19
	Retail/Showroom Zone B	365.97	182.98 (1/2)
	Retail/Showroom Zone C	37.67	18.83 (1/4)
First Floor	Office	252.95	42.15 (1/6)
	Ancillary Storage	68.88	8.61 (1/8)
	Ancillary Storage	65.66	8.20 (1/8)
	Office/Showroom	168.99	28.16 (1/6)