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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

VESTA AVENUE
ST ALBANS
AL1 2PG

Price Guide £775,000

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A rarely available opportunity to acquire a prominent mixed-use freehold property extending to approximately 2,000 sq. ft. The property comprises of a substantial ground-floor commercial premise currently used as a dog grooming salon as well as a spacious residential home arranged over three floors. Directly behind there is access to the enclosed private garden and garage. The commercial accommodation enjoys a prominent frontage and comprises a generous retail/showroom area measuring 17'1" x 14'6" with a separate office/reception area, customer cloakroom and additional storage. The space is suitable for a variety of commercial, professional or consulting uses, subject to any necessary consents. To the rear, the property provides a spacious residential home extending across three floors. The ground floor includes a bright and spacious living/dining room, a well-appointed kitchen and access to the rear garden. The first floor comprises three well proportioned bedrooms, family bathroom and a separate utility room. The second floor features a substantial 26'6" loft room, ideal for a studio, workspace, hobby room or further living area. Externally, the property benefits from a single garage, garden store and a private rear garden. Situated within walking distance of St Albans City Centre and Verulamium Park, the property occupies a highly convenient position on a popular road close to excellent local amenities. Offering an increasingly desirable combination, this versatile property presents an exceptional opportunity for owner-occupiers, business owners, investors or those seeking a live-work environment.



Main area: Approx. 185.8 sq. metres (1999.6 sq. feet)
Plus garage and garden store, approx. 23.5 sq. metres (252.8 sq. feet)
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living



Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- Mixed Use Property
- Shop with Reception
- Lounge/Dining Room
- Three Bedrooms
- Private Garden
- Freehold Property
- Three Storey Residential
- Modern Kitchen
- 26 ft Loft Room
- Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



