

Key Features

- Mixed Use (Entire building)
- Prime Commercial Location
- Duplex Maisonette
- Ideal Investment Opportunity
- Space Over Four Floors
- No Upper Chain

London Road, St Albans

Guide price: £680,000

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A unique opportunity to acquire a mixed-use building occupying an enviable position within St Albans City Centre. The property is currently made up of a commercial premises (Harry's Take Away) with residential space above laid out as a duplex maisonette. The Cathedral City of St Albans is a prime commercial location offering brilliant commuter links. There is an excellent rail service from St Albans City Station (approx 0.8 miles from the property) which serves London St Pancras in approximately 21 minutes. The road links are also extremely good with easy access to M25, M1 and A1(M). Luton airport is conveniently close by, and Heathrow/Stanstead are very accessible. The property is offered to the market with no upper chain.













The residential accommodation (which has its own access) is in need of modernisation but boasts period features including charming sash windows and pretty fireplaces. There is plenty of potential for any would be purchaser to renovate to their own requirements.

The maisonette is currently laid out over two floors. Starting with the first floor the accommodation is briefly comprised of a three-piece suite shower room, a kitchen/breakfast room and an impressive lounge/dining room measuring in excess of 17ft in length with two large sash windows to the front aspect.

Moving up to the second floor your will find two good sized bedrooms both of which boast en suite shower rooms.

The commercial premises is also laid out over two floors (across the ground floor and basement). Accessed from the London Road with ample footfall the main space on the ground floor is a generous size measuring more than 300 square feet. The basement also offers an extremely useful space. Externally and to the rear there is a private courtyard.

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Approximate Gross Internal Area 1770 sq ft – 164 sq m
Basement Area 394 sq ft – 37 sq m
Ground Floor Area 444 sq ft – 41 sq m
First Floor Area 481 sq ft – 45 sq m
Second Floor Area 452 sq ft – 42 sq m





Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis

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