



- Attractive grade II listed building
- Character location close to The Cathedral & St Albans Boys School
- Freehold Investment
- Rear Courtyard for both units
- Two self contained retail units
- Wealth of character features
- Combined income £46,500 per annum
- Price £695,000 reflecting net internal yield 6.7%
- No VAT payable

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18-19 George Street, St. Albans, Hertfordshire, AL3 4ES

Fully Let Retail Investment

**For Sale**

# 18-19 George Street, St. Albans, Hertfordshire, AL3 4ES

## Description

This attractive three-storey end-of-terrace freehold property comprises two ground-floor retail units and a self-contained two-bedroom flat above (which is sold off on a long leasehold). The building is full of character and offers stable income with potential for rental growth.

18 George Street: Let to The Bride at £28,000 per annum. The lease runs until 10/09/2029

19 George Street: Recently let to a new bakery, Glaze, at £18,500 per annum. The lease runs until 05/04/2033 and includes a tenant break clause and a rent review scheduled for April 2028.

Both leases contain full repairing and insuring terms.

Upper Flat: Sold on a 999-year leasehold at a peppercorn rent. Importantly, the owner of the flat assumes a full repairing obligation for the entire building above the ground floor ceiling, including the roof, reducing ongoing maintenance obligations for the freeholder or shop tenants. Please refer to the lease for full details.

## Location

The property is situated on George Street which is a niche location for boutique shops and independent retailers. Running from High Street down towards the Cathedral and St Albans Boys School.

## Price

£695,000

## Terms

Available Freehold

## Floor Area

18 George Street	85 Sq M	914.94 Sq Ft
19 George Street	44.36 Sq M	477.49 Sq Ft

## VAT

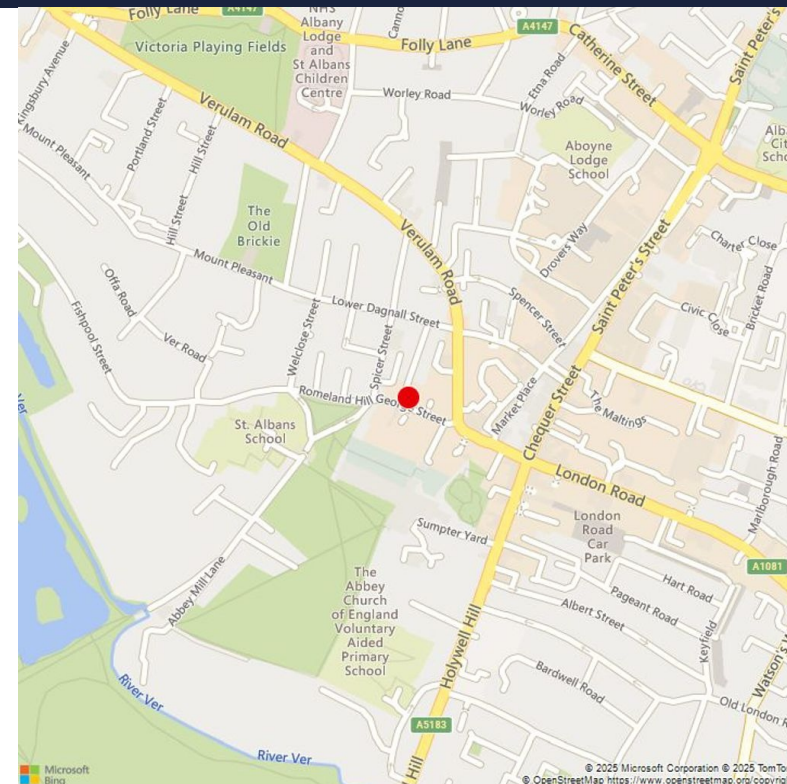
This property is not subject to VAT.

## Energy Performance Rating

Band C-65

## Legal Costs

Each party is to be responsible for their own legal costs.



## Viewings

By appointment only with sole agents Aitchison Raffety  
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