



AITCHISON
RAFFETY

Now part of
GRAHAM
SIBBALD

- Character Offices
- Potential for residential conversion (subject to planning)
- Useful division into two elements
- Cat 5 wiring
- Good parking
- Pleasant village location
- Listed building
- Freehold for sale
- No VAT to pay

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Ver House, 23-25 High Street, Redbourn, St. Albans AL3 7LE

Character Offices - Potential for Residential Conversion

Approx. 4,156 Sq Ft (386.09 Sq M)

**For Sale/
May Let**

Ver House, 23-25 High Street, Redbourn, St. Albans, Hertfordshire, AL3 7LE

Description

The property comprises two buildings, the main building fronting onto High Street being Ver House (Grade II Listed), and the Bunching Sheds which is situated along the southern boundary slightly to the rear. The site is otherwise laid to parking and landscaping.

Ver House provides office accommodation over two floors with basement and loft storage. There is an extension to the rear providing an attractive timber-framed board room.

The Bunching Sheds comprise a detached converted area with office accommodation to the ground and first floors. Each part has its own WC and kitchen facilities.

Both properties benefit from gas central heating throughout and air conditioning to the main offices.



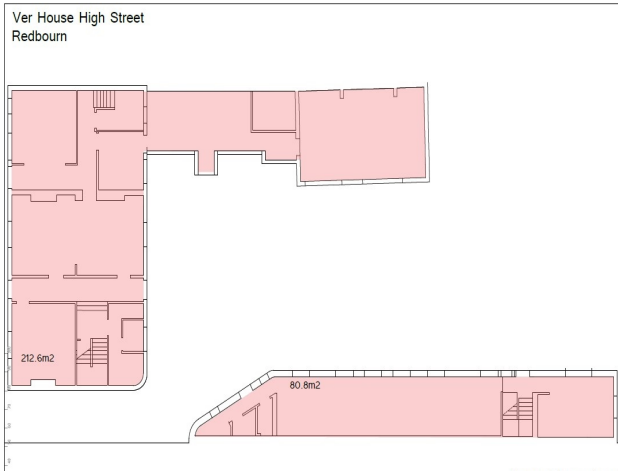
Location

The property is situated towards the southern end of Redbourn High Street close to its junction with Fish Street in the heart of the village. Redbourn provides a number of shops and public houses, together with plenty of on-street parking.

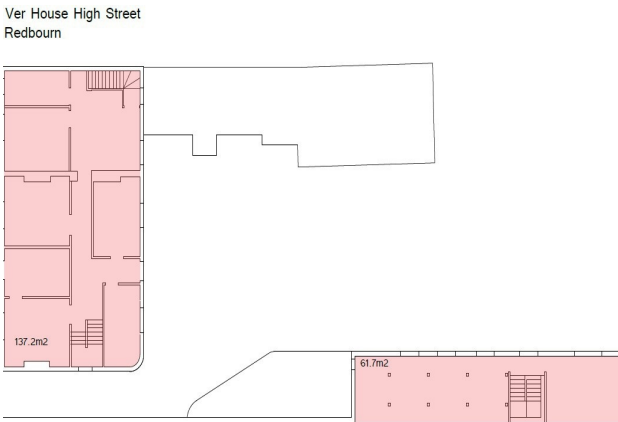
Junction 9 of the M1, Harpenden, St Albans and Hemel Hempstead are all a short drive away.



Ver House, 23-25 High Street, Redbourn, St. Albans, Hertfordshire, AL3 7LE



Ground Floor Plan



First Floor Plan

Floor Area

VER HOUSE		
Ground Floor Offices	1,686 Sq Ft	156.63 Sq M
Basement Storage	190 Sq Ft	17.65 Sq M
First Floor Offices	1,036 Sq Ft	96.24 Sq M
Sub Total	2,912 Sq Ft	270.52 Sq M
THE BUNCHING SHEDS		
Ground Floor LH Office	166 Sq Ft	15.42 Sq M
Ground Floor RH Offices	497 Sq Ft	46.17 Sq M
First Floor LH	202 Sq Ft	18.77 Sq M
First Floor RH Offices	379 Sq Ft	35.21 Sq M
Sub Total	1,244 Sq Ft	115.17 Sq M
Total	4,156 Sq Ft	386.09 Sq M

Price

Freehold for sale at £1,500,000

Business Rates

Rating assessments from VO website:

Ver House - Current rateable value £50,000. Rates payable approximately £25,000 per annum.

The Bunching Sheds - Current rateable value £21,750. Rates payable approximately £10,900 per annum

VAT

We are advised that the property is not elected for VAT purposes and accordingly that there is no VAT to pay on the purchase price.

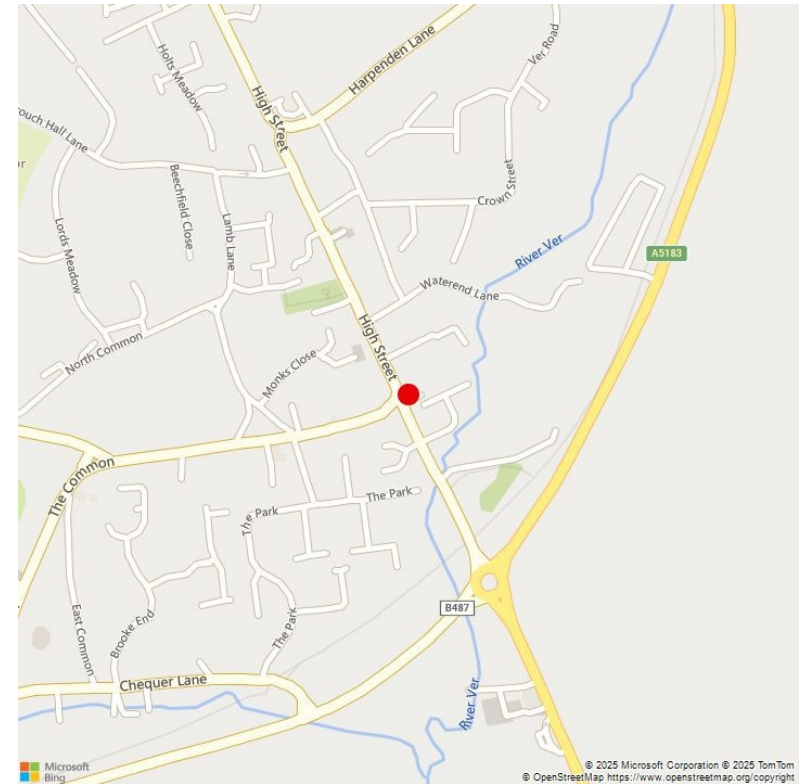
Planning

Ver House is Grade II Listed

Energy Performance Rating

Ver House - Band C - 63

The Bunching Sheds C - 57



Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
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**AITCHISON
RAFFETY**

www.argroup.co.uk



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