

# ST ALBANS ROAD, WATFORD

DEVELOPMENT / ASSET MANAGEMENT OPPORTUNITY

FREEHOLD FOR SALE

252 ST ALBANS ROAD, WATFORD, WD24 4AX

# PERRY HOLT

PROPERTY CONSULTANTS



## EXECUTIVE SUMMARY

- Freehold for sale
- Planning permission granted
- Asset management opportunity
- Rear access
- Vacant possession



## LOCATION

Prominently positioned on St Albans Road, which is a busy feeder road to Watford Junction Station and Watford Town Centre, with frequent bus routes. The premises are within close proximity of The Dome roundabout where Sainsbury and Asda supermarkets are situated, together with a parade of shops which includes, restaurants, takeaways, convenience stores, hairdressers, etc.

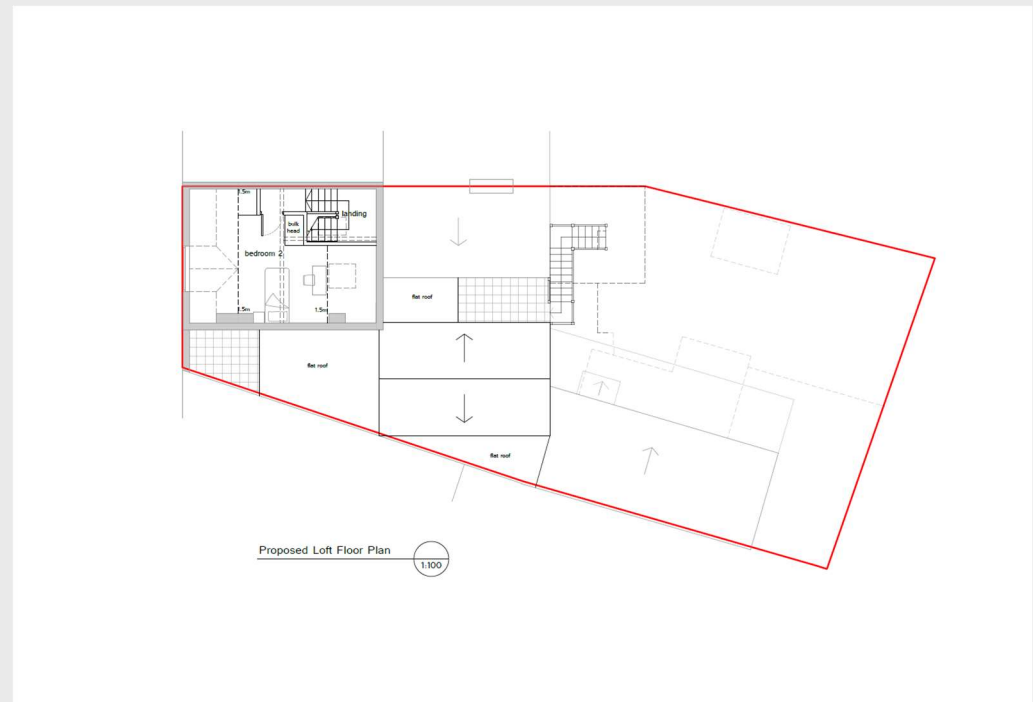
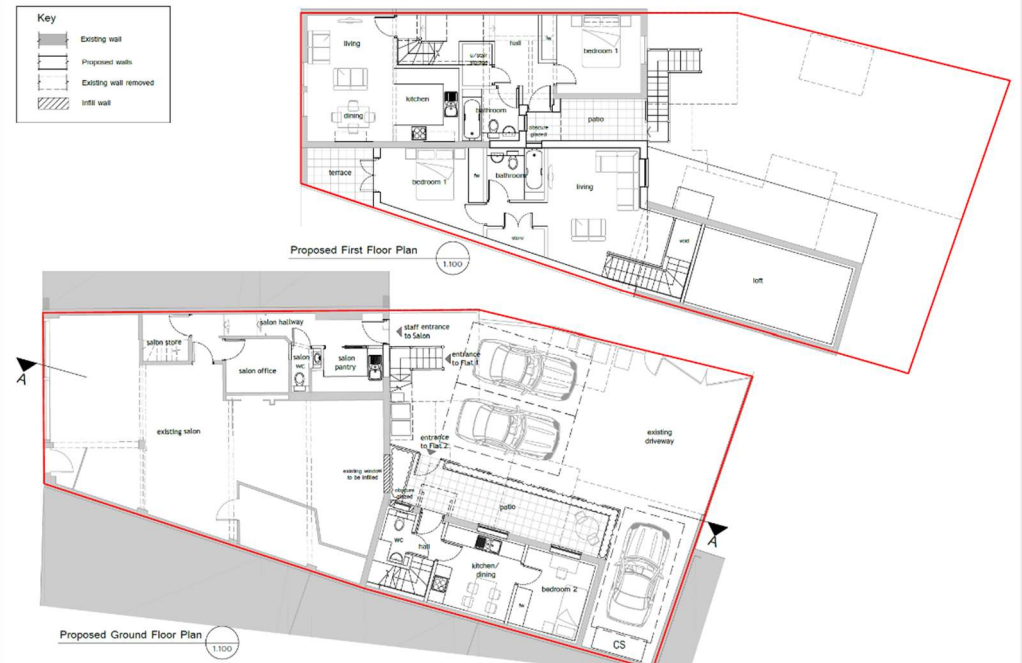
## DESCRIPTION

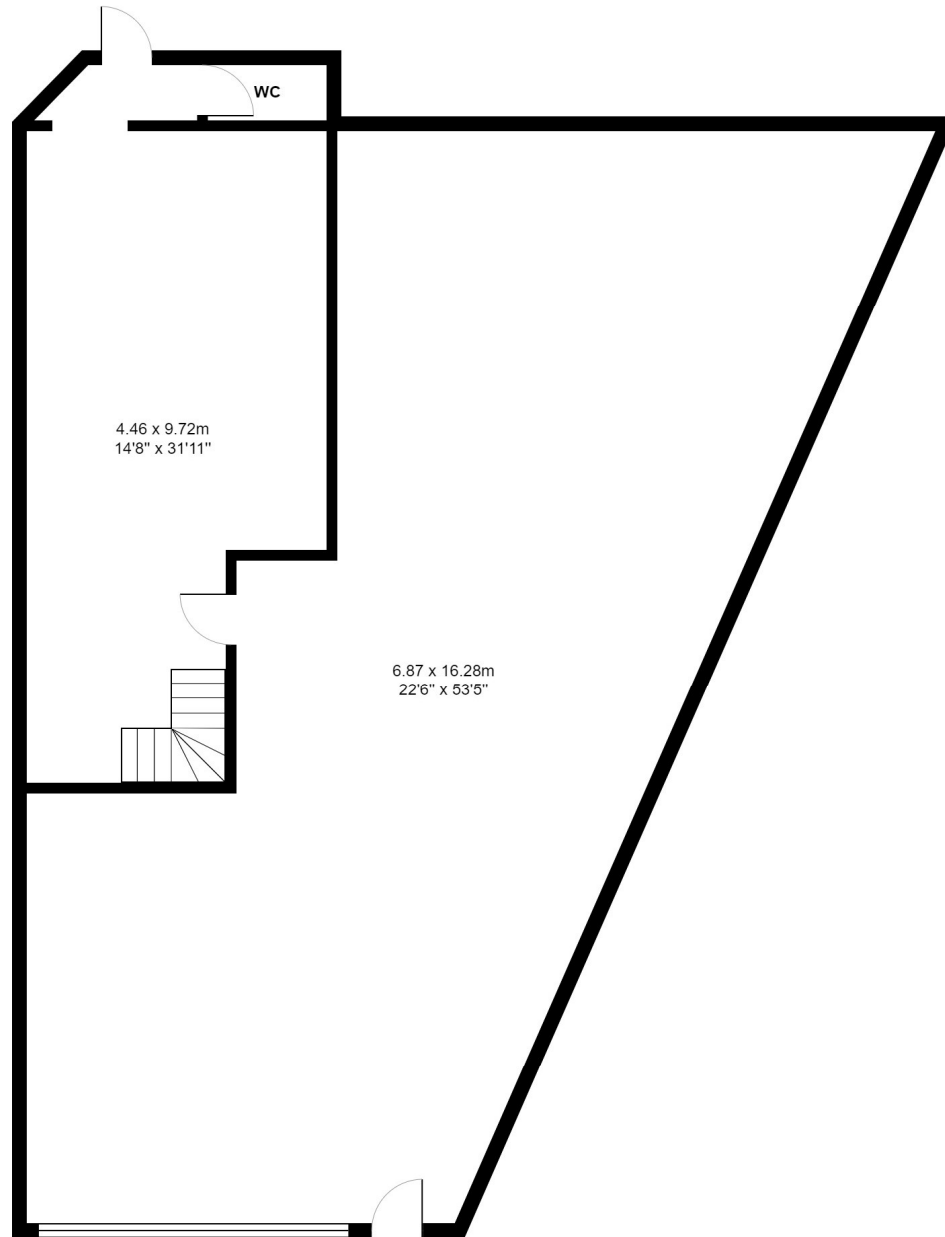
Comprising of a large ground floor retail unit with glazed frontage fronting St Albans Road, three bedroom flat above and large yard area with outbuildings accessed off Balmoral Road. The retail unit has been trading for 45 years as a hairdressing Salon which has recently ceased trading and offers internally large shop floor space with staff room and W/C's to the rear. The flat is accessed internally and offers a kitchen, lounge, bathroom and bedroom to the first floor and a further two bedrooms on the second floor. The outbuildings currently offer storage space and can be accessed from an access road behind the neighbouring properties, with 252 St Albans Road being the last property to access and is gated for additional security.



# PLANNING PERMISSION

In December 2019, planning permission was granted for the erection of first floor side/rear extension and internal revisions to existing residential unit and to create 1 no. 2 bed dwelling. The local planning authority is Watford Borough Council and can be found under reference number 19/00634/FUL.. The planning appeal reference number is APP/Y1945/W/19/3236442. Our client has implemented planning permission and has installed part of the new drainage system, no demolition has taken place. The existing flat will be reconfigured to offer access from the rear with a small patio area, open plan living/kitchen/diner, bathroom and two larger bedrooms. The new dwelling will offer kitchen/diner, two bedrooms, large living space and a terrace area. As part of the planning permission there will be 3 parking spaces and a cycle store.





All measurements are approximate.  
Please note this floor plan is for marketing purposes  
and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## METHOD OF SALE

The property is for sale by way of private treaty.

## PRICE

£685,000 for the Freehold interest.

## VAT

We understand that VAT is not currently payable on the price.

## ADDITIONAL INFORMATION

Upon request further plans are available. EPC's available on request

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ACCOMMODATION

Ground floor shop: 1,082 sq ft  
Yard area: Approximately 1,200 sq ft (including small outbuildings)

The Misrepresentation Act 1967.

Perry Holt & Co Ltd for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. September 2022

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