

# FOR SALE

2,536 Sq Ft (235.59 Sq M)

- Rarely available investment in St Albans city centre
- Total income £65,000 pa
- Reflects an attractive 8.67% yield before purchaser's costs deducted



## First Floor Alban Row

27-31 Verulam Road, St. Albans, AL3 4DG

 **KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The property is located in a prominent position on Verulam Road, one of the main arterial routes into the centre of St Albans
- The retail and leisure facilities of the city centre are within a few minutes walk.
- St Albans City mainline railway station is within 0.75 miles & St Albans Abbey station is within 0.5 miles.
- 3.5 miles to M25 (Junction 21a)
- 3.1 miles to M1 (Junction 6a)

 what3words

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 Google Maps

Click here



## DESCRIPTION

- The premises comprise an entire first floor office within a four-storey mid terraced office building
- Benefitting from gas central heating, surface mounted LED tube lighting, good natural light and perimeter trunking
- The office has been partitioned to suit the tenant's use
- Externally there are 3 allocated parking spaces

## TERMS

The long leasehold with approximately 230 years remaining is to be sold as an investment and offers are invited in the region of £750,000. VAT is not payable on the purchase price.

## ACCOMMODATION (Net Internal Area\*)

<b>Total</b>	<b>235.59 SQ M</b>	<b>2,536 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C**

**Business Rates:** From verbal enquiries we understand the property has a rateable value of £66,000. For rates payable please contact us or visit [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:



**HUGO HARDING**

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