



**AITCHISON
RAFFETY**



- Residential conversion opportunity (STPP)
- St Albans city centre
- Ground floor office suitable for physiotherapist or other quasi-medical user
- First floor flat with opportunity to extend into loft space
- External space to the rear
- Freehold for sale
- Guide Price £475,000

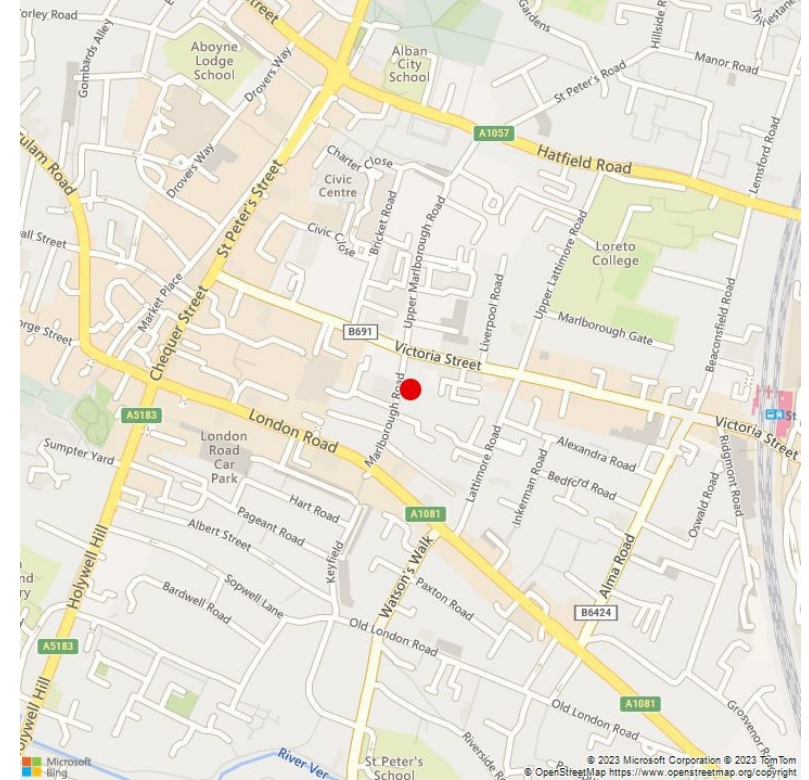
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26-26a Marlborough Road, St. Albans, Hertfordshire, AL1 3XQ

Residential conversion opportunity
Approx. 1,285 Sq Ft (119.38 Sq M)

For Sale

26-26a Marlborough Road, St. Albans, Hertfordshire, AL1 3XQ



Description

The property comprise a ground floor office arranged as a number of rooms over the footprint of the building plus a basement for storage. There is a one bedroom flat to the first floor with the potential to add a further two bedrooms into the loft space on the second floor.

Location

St Albans is a prosperous commuter city with history going back to Roman times and having a population of approximately 75,000 (2011 Census). The premises are situated to the eastern side of the city centre between London Road and Victoria Street.

Floor Area

Ground	603 Sq Ft	56.02 Sq M
Basement	207 Sq Ft	19.23 Sq M
First	475 Sq Ft	44.13 Sq M
Total	1,285 Sq Ft	119.38 Sq M

Price

£475,000

Terms

The property is owned freehold.

Business Rates

From verbal enquiries, we understand the current rateable value is £10,250 with rates payable of approximately £5,114 per annum. The first floor flat is in Council Tax Band C.

VAT

This property is not subject to VAT so therefore will not be payable on the purchase price.

Energy Performance Rating

There is an EPC for the first floor flat (Band E). A survey for the ground floor office has been ordered.

Legal Costs

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

Viewings

Strictly by appointment via
the sole agents - Aitchison
Raffety 01727 843232
Hugo Harding
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www.argroup.co.uk



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We invest in people Silver



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