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&Tate
Your Local Experts



Award Winning Agency

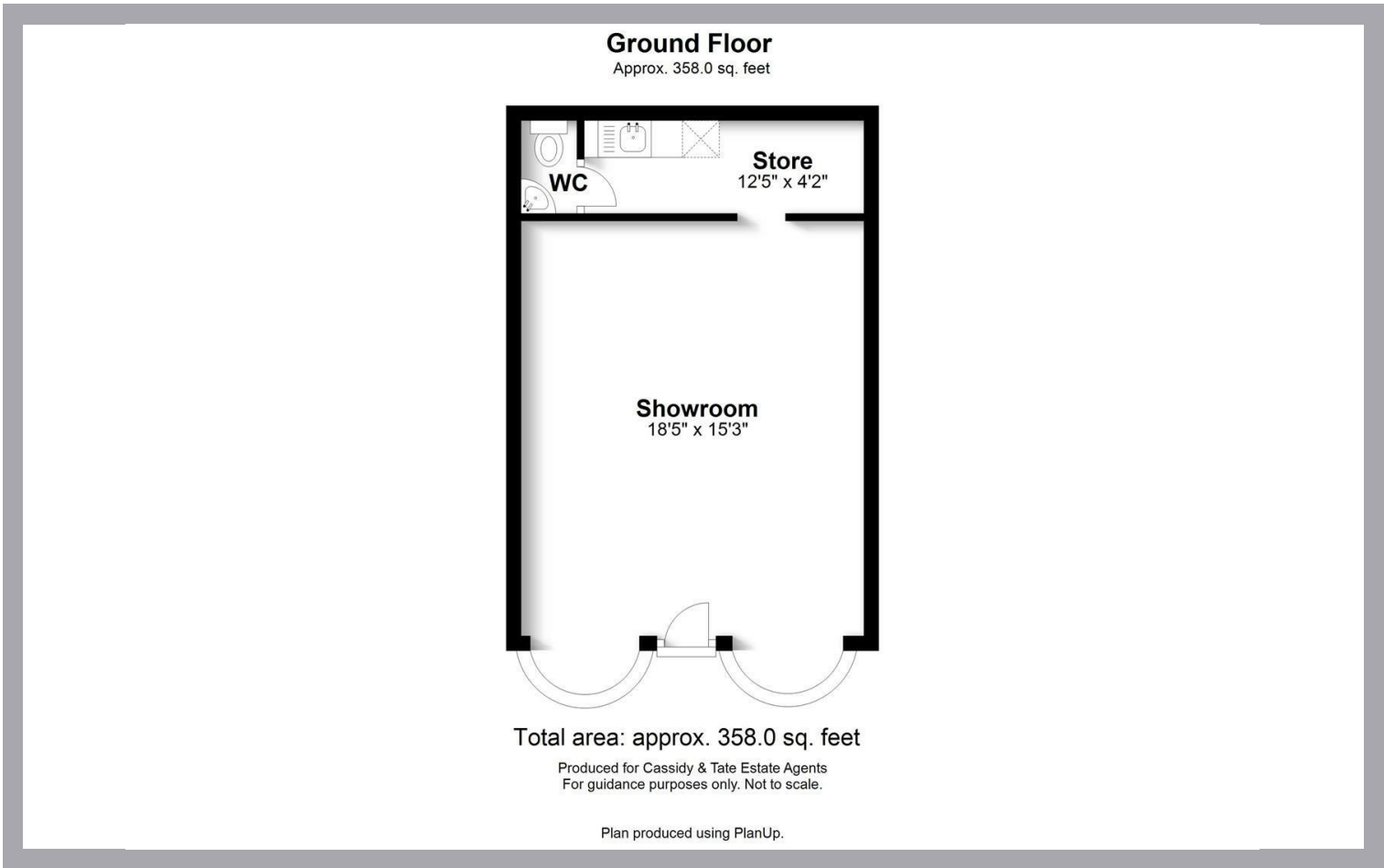


www.cassidyandtate.co.uk

HATFIELD ROAD
ST. ALBANS
AL1 4JS

Offers In Excess Of £200,000

EPC Rating: Council Tax Band:



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

All The Ingredients Needed For A Fabulous Lifestyle

Shop
Tenure: Freehold
Potential Rent: £15,000 PA
Current Ground Rent Per Flat: £250 PA x 2 flats
Lease x 2 flats: 125 years from 2016

Cassidy & Tate are pleased to present an opportunity to purchase a freehold asset located within the popular Fleetville area of St. Albans. It spent its first decade as a private house before being converted into a shop. It had a long career as a confectioner before becoming a well-known art gallery which sold a mixture of affordable art and more established contemporary pieces. Hatfield Road is the main arterial route into St. Albans from the east. The shop is situated next door to a beauty salon and numerous other retailers. It is also close to the mainline railway station that links St. Albans to London in just under 30 minutes. The new owner would benefit from a well-established premise on a busy road, and a base of regular customers, enabling it to continue trading for years to come. For further information or to arrange an inspection, please contact the exclusive agent, Stuart Cassidy on 01727 832 383



Specialists in Bespoke Properties

- Freehold
- Good Condition
- Potential Rent £15,000 PA
- Busy Parade
- Chain Free
- External Shutters
- Walking To Station
- Shop For Sale Only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

