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Cassidy  
&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

# 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



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Ground Floor  
Approx. 358.0 sq. feet



Total area: approx. 358.0 sq. feet  
Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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.

*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                             |         |           |

