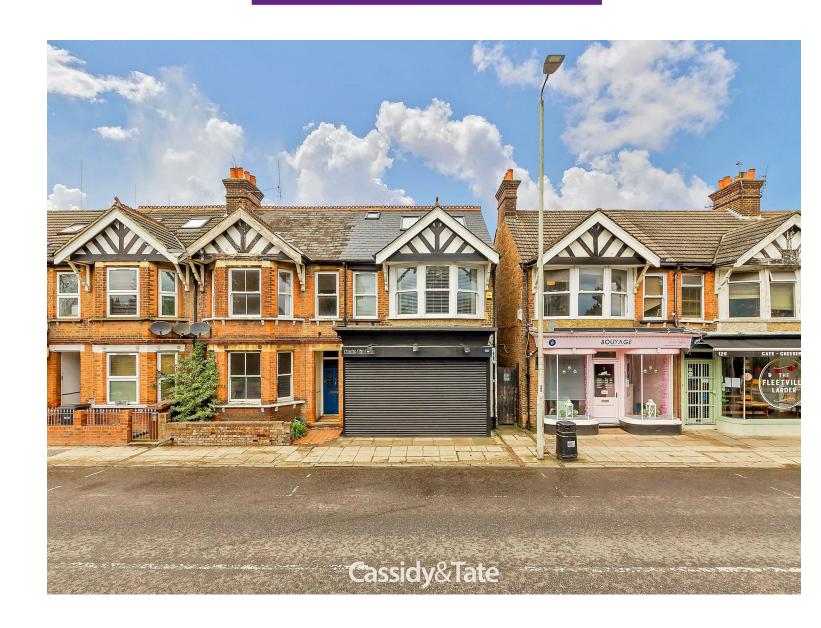
St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk





Award Winning Agency

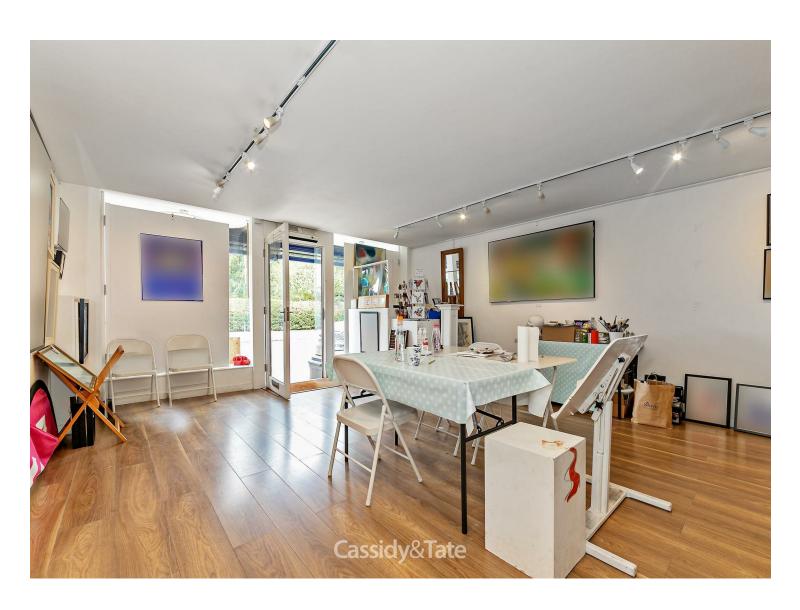


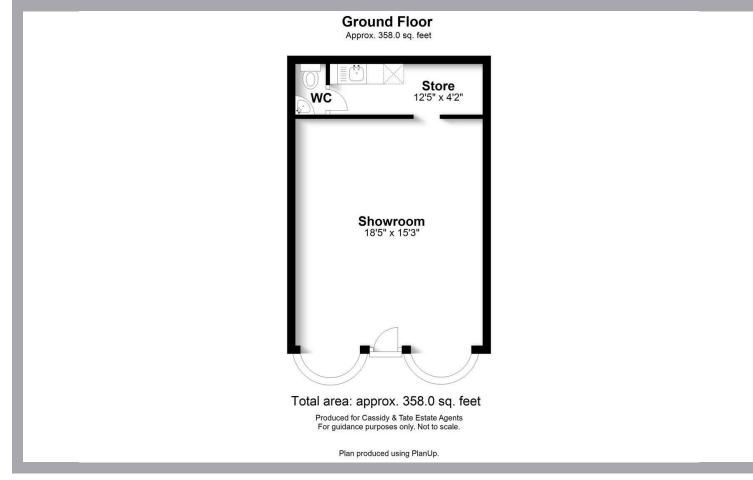
## HATFIELD ROAD

ST. ALBANS ALI 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 dose 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









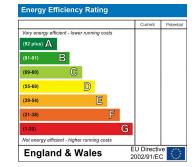




## Specialists in Bespoke Properties

- Freehold
- Good Condition
- Potential Rent £15,000 PA
- Busy Parade

- Chain Free
- External Shutters
- Walking To Station
- Shop For Sale Only







www.cassidyandtate.co.uk www.cassidyandtate.co.uk