St Albans Office
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Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
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Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts





Award Winning Agency

VICTORIA STREET

ST. ALBANS

AL1 3TG

Guide Price £675,000

EPC Rating: G Council Tax Band: TBC



All The Ingredients Needed For A Fabulous Lifestyle

SITE FOR SALE - Currently a commercial unit with parking to the rear for four cars. Formally two cottages so offers scope to convert back into two houses subject to all the normal planning restraints.

LOCATION - The property is located in a prime location close to the extensive shopping and leisure facilities, and cosmopolitan bars of the city centre as well as being conveniently located for the mainline railway station linking St. Albans to London, St. Pancras.

We will need to be appointed sole agents on the re sales if sold at 1.5% plus Vat. For all enquiries please call Stuart Cassidy 01727 832383.









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.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living







Why Cassidy & Tate

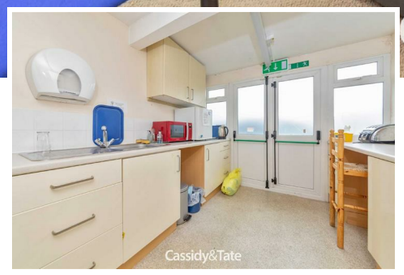
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

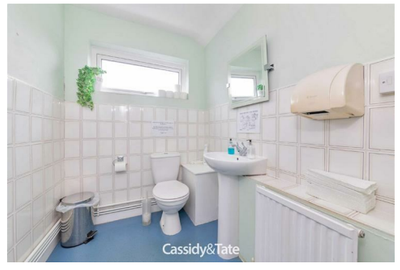
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



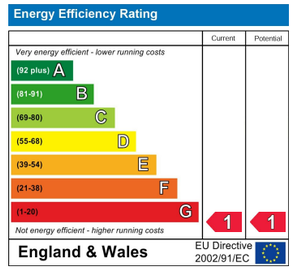






Specialists in Bespoke Properties

- Development Opportunity
- Currently A Commercial Unit
- 4x Parking To Rear
- Close To The City Station
- Subject To Planning Permission
- Formally Two Cottages
- Central St Albans
- Chain Free



The Property Ombudsman

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