



**Ver House, 23-25 High Street,
Redbourn, St. Albans,
Hertfordshire, AL3 7LE**

- Character Offices with good parking
- Useful division into two elements
- Potential for residential conversion (subject to planning)
- Pleasant village location

LOCATION

The property is situated towards the southern end of Redbourn High Street close to its junction with Fish Street in the heart of the village. Redbourn provides a number of shops and public houses, together with plenty of on street parking.

Junction 9 of the M1, Harpenden, St Albans and Hemel Hempstead are all a short drive away.



DESCRIPTION

The property comprises two buildings, the main building fronting onto High Street being Ver House (Grade II Listed), and the Bunching Sheds which is situated along the southern boundary slightly to the rear. The site is otherwise laid to parking and landscaping.

Ver House provides office accommodation over two floors with basement and loft storage. There is an extension to the rear providing an attractive timber framed board room. The Bunching Sheds comprise a detached converted area with office accommodation to the ground and first floors. Each part has its own WC and kitchen facilities.

QUOTING

£1,295,000.

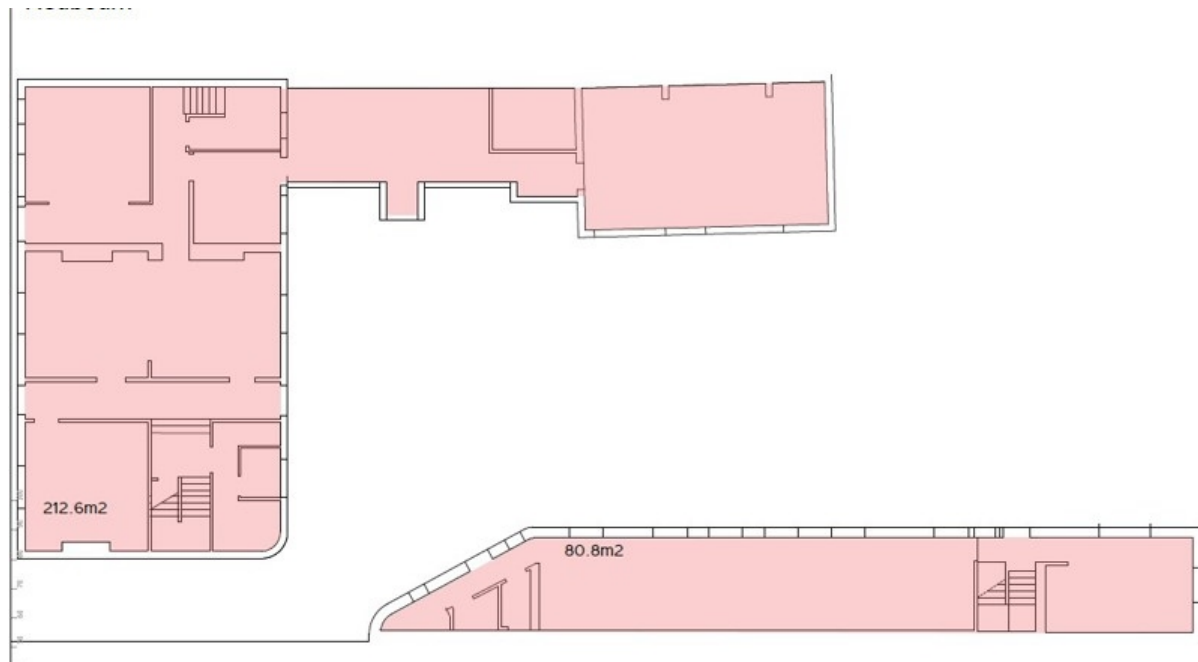
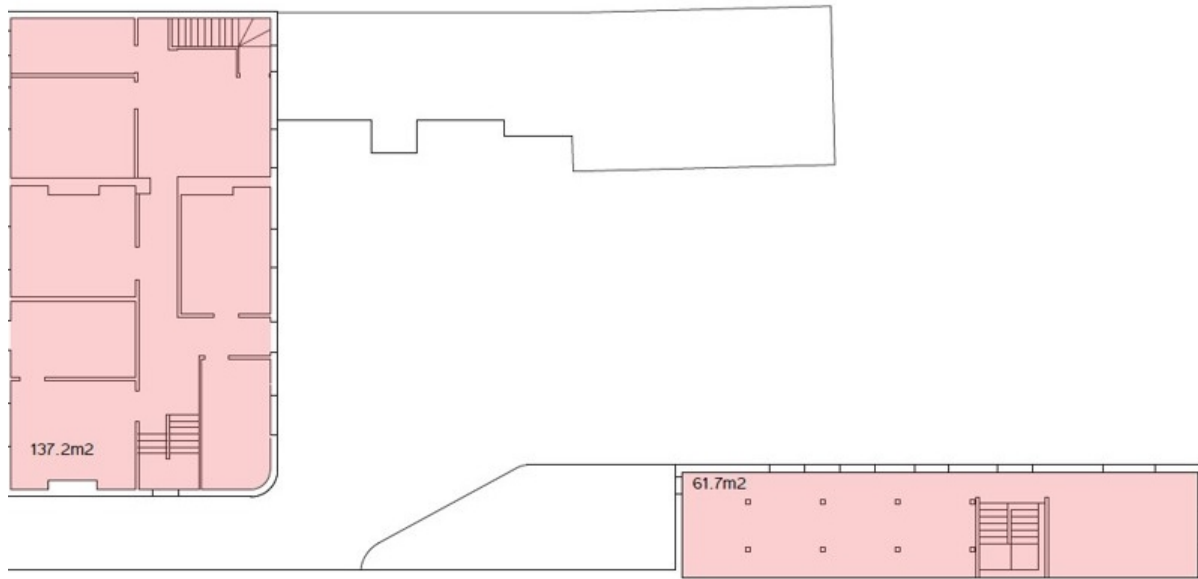
ACCOMMODATION

Ver House

GF Offices	1,686 sq ft	156.63 sq m
FF Offices	1,036 sq ft	96.24 sq m
Basement	190 sq ft	96.24 sq m
Storage		

Bunching Sheds

GF Office	663 sq ft	61.59 sq m
FF Office	581 sq ft	53.97 sq m
Total	4,156 sq ft	386.09 sq m



VAT

We are advised that the property is not elected for VAT purposes and accordingly that there is no VAT to pay on the purchase price

ENERGY PERFORMANCE CERTIFICATE

Ver House - Band C - 63

The Bunching Sheds C - 57

QUOTING RENT

On Application

TENURE

Freehold

RATEABLE VALUE

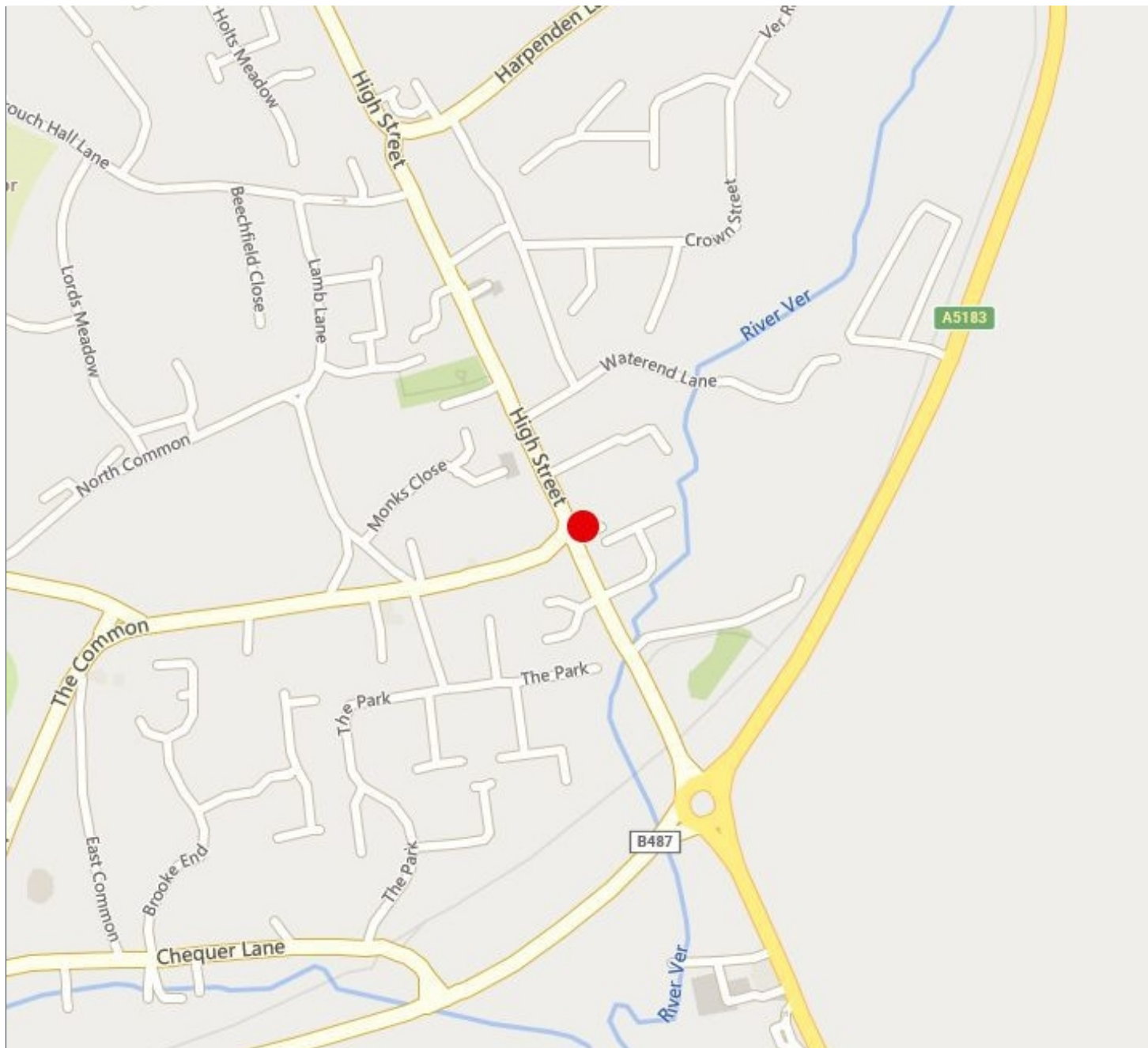
Rating assessments from VO website:

Ver House Current rateable value £50,000. Rates payable approximately £25,000 per annum.

The Bunching Sheds Current rateable value £21,750. Rates payable approximately £10,900 per annum

PLANNING

Ver House is Grade II Listed



To arrange a viewing please contact:



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