

FOR SALE
FULLY LET INVESTMENT

 GRAHAM
SIBBALD



18-19 George Street, St. Albans,
Hertfordshire, AL3 4ES

- Attractive grade II listed building
- Character location close to The Cathedral & St Albans Boys School
- Freehold Investment
- Combined rental income of £48,000 reflecting a 6.4% yield

LOCATION

The property is situated on George Street which is a niche location for boutique shops and independent retailers. Running from High Street down towards the Cathedral and St Albans Boys School.



DESCRIPTION

This attractive three-storey end-of-terrace freehold property comprises two ground-floor retail units and a self-contained two-bedroom flat above (which is sold off on a long leasehold). The building is full of character and offers stable income with potential for rental growth.

18 George Street: Recently let to Maison Selin Ltd at a passing rent of £29,500 per annum on a lease running until 30/09/2041 with tenant break clauses and upwards only rent reviews at year 5 and 10.

19 George Street: Let to Glaze Bakery at £18,500 per annum. The lease runs until 05/04/2033 and includes a tenant break clause and a rent review scheduled for April 2028.

Both leases contain full repairing and insuring terms.

Upper Flat: Sold in 2006 on a 125 year lease at a peppercorn rent. Importantly, the owner of the flat assumes a full repairing obligation for the entire building above the ground floor ceiling, including the roof, reducing ongoing maintenance obligations for the freeholder or shop tenants.

Please refer to the lease for full details.

ACCOMMODATION

18 George Street	85 Sq M	914.94 Sq Ft
19 George Street	44.36 Sq M	477.49 Sq Ft
Total	2,080 Sq Ft	193.23 Sq M

VAT

This property is not subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Band C-65

QUOTING PRICE

£750,000 Offers in the Region of

TENURE

Available Freehold

LEGAL COSTS

Each party is to be responsible for their own legal costs.



To arrange a viewing please contact:



GEORGIA STRAZZA
Associate Director
georgia.strazza@g-s.co.uk
01727 843232



ALEX STRAZZA
Property Agent
alex.strazza@g-s.co.uk
01727 843232

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