FOR SALE
MIXED USE INVESTMENT

GRAHAM SIBBALD

3a & b, London Road, St. Albans, Hertfordshire, AL1 1LA

- Prominent position on a main arterial route into St Albans
- Rare opportunity to acquire a freehold multi-let mixed-use investment
- Two fully let self-contained retail units with established income
- Additional residential flat generating income, offering asset management and growth potential

LOCATION

3a&b London Road occupies a prominent position on a main arterial route into St Albans, offering strong visibility and consistent passing traffic. The property is within easy reach of St Albans City Centre, providing access to a wide range of retail, leisure, and business amenities.

St Albans mainline railway station is within a 10-minute walk and provides a fast service to London St Pancras in 19 minutes.

M25 (Junction 21a)	3.3 Miles
M1 (Junction 6a)	3.3 Miles
A1(M) (Junction 3)	4.0 Miles

DESCRIPTION

The property provides a rare opportunity to secure a multi-let mixed use investment in St Albans dating from c. 1960. This attractive freehold property comprises two self contained fully let retail units and a residential flat offering stable income with potential for retail growth.

The site benefits from a large rear garden area which may have potential for development subject to planning.

ACCOMMODATION

3a London Road - let at £26,000 per annum on a protected tenancy, with a tenant-only break option on 23 October 2027 and a lease expiry on 23 October 2032. The accommodation comprises the ground floor with a rear garden.

3b London Road - let at £22,500 per annum on a protected tenancy, with a tenant-only break option on 28 August 2026 and a lease expiry on 28 August 2028, comprising a ground and first floor retail unit.

Self-contained flat - producing £12,000 per annum, held on a rolling one-month mutual break, providing two bedrooms together with a lounge, kitchen and bathroom at first floor level above 3a London Road.

3a London Road	631 Sq Ft	58.62 Sq M
3b London Road	644 Sq Ft	59.83 Sq M
Two Bed Flat	376.92 Sq Ft	35.01 Sq M
Total	**1651.87 Sq Ft**	**153.46 Sq M**

VAT
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

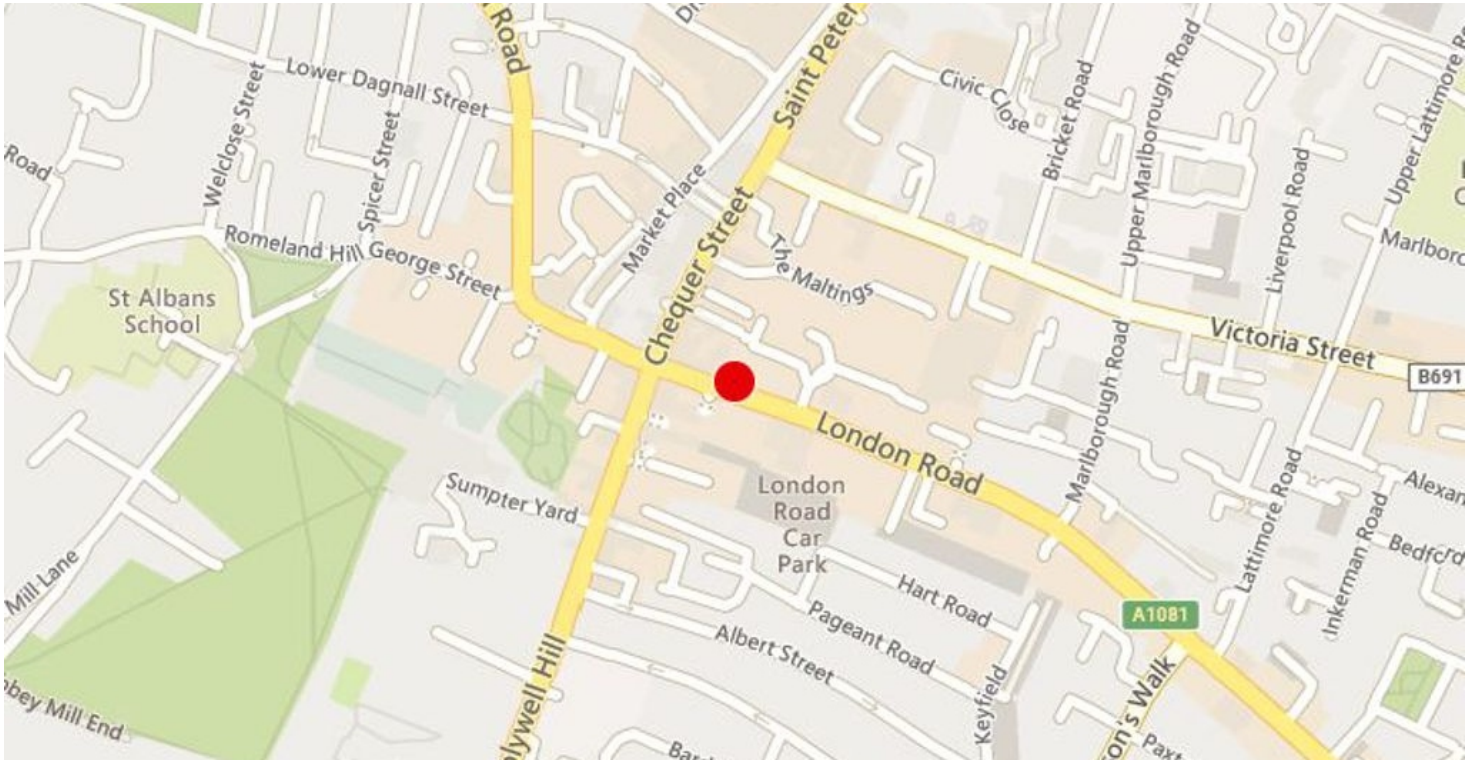
LEGAL COSTS
Each party will be responsible for their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE
3a London Road - C-63
3b London Road- C-74
Flat 3a London Road- E-51

QUOTING PRICE
£895,000

TENURE
Available Freehold

SITE SIZE
The site has a total site size of 4,269 sq ft



To arrange a viewing please contact:

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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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