FOR SALE
INVESTMENT

GRAHAM SIBBALD



The Garden Room, Dalton Street, St. Albans, Hertfordshire, AL3 5QQ

- City centre location
- Substantial car parking (up to 20 cars)
- Fully let investment on a lease with nine years remaining but subject to mutual breaks.
- Showers, WCs and kitchenette to each floor

LOCATION

The building is located to the north side of Catherine Street with vehicle access from Dalton Street. The main retail pitches of St Peters Street are within ¼ mile and St Albans Thameslink railway station (providing fast and frequent services to Kings Cross-20 mins) is within ¾ mile.



DESCRIPTION

Comprise a versatile and unique modern office building arranged on ground and lower ground floors. The offices have been recently refurbished to a high specification with air conditioning, raised floors with inset cat 6 data cabling WC's to both floors including shower room with disabled access on the ground floor.

The building is within a walled and gated site which offers substantial car parking. The offices have excellent natural light to both floors with the ground floor having bi-fold doors to one elevation. Parking for up to 20 cars.

ACCOMMODATION

Ground	1,172 Sq Ft	108.88 Sq M
Lower Ground	1,743 Sq Ft	161.92 Sq M
Total	2,915 Sq Ft	270.8 Sq M

PLANNING

There is a restriction on hours of use for the unit to take place only during the following times:- 08:00-19:30 Mondays - Fridays inclusive; 09:00-17:00 on Saturdays and at no time on Sundays.

There is also a restriction on the number of people who can work in the building at one time. More information available on request.

QUOTING PRICE

Offers in excess of £1,300,000





EXISTING LEASE

The property is let to Charles and Ivy Limited under a lease dated 30 January 2026, for a term running from 30 January 2026 to 29 January 2036.

Annual rent: £65,000 exclusive of VAT
Rent reviews: Open market reviews on 30 January 2029 and 30 January 2032
Break options: Mutual landlord and tenant breaks in 2029 and 2032, exercisable on at least six months' notice.
Repair and insurance: The tenant is responsible for putting and keeping the property in good repair and condition
Permitted use: Offices and showroom within Use Class E.
Security of tenure: Sections 24-28 of the Landlord and Tenant Act 1954 are excluded

VAT

All quoted prices are subject to VAT

ENERGY PERFORMANCE CERTIFICATE

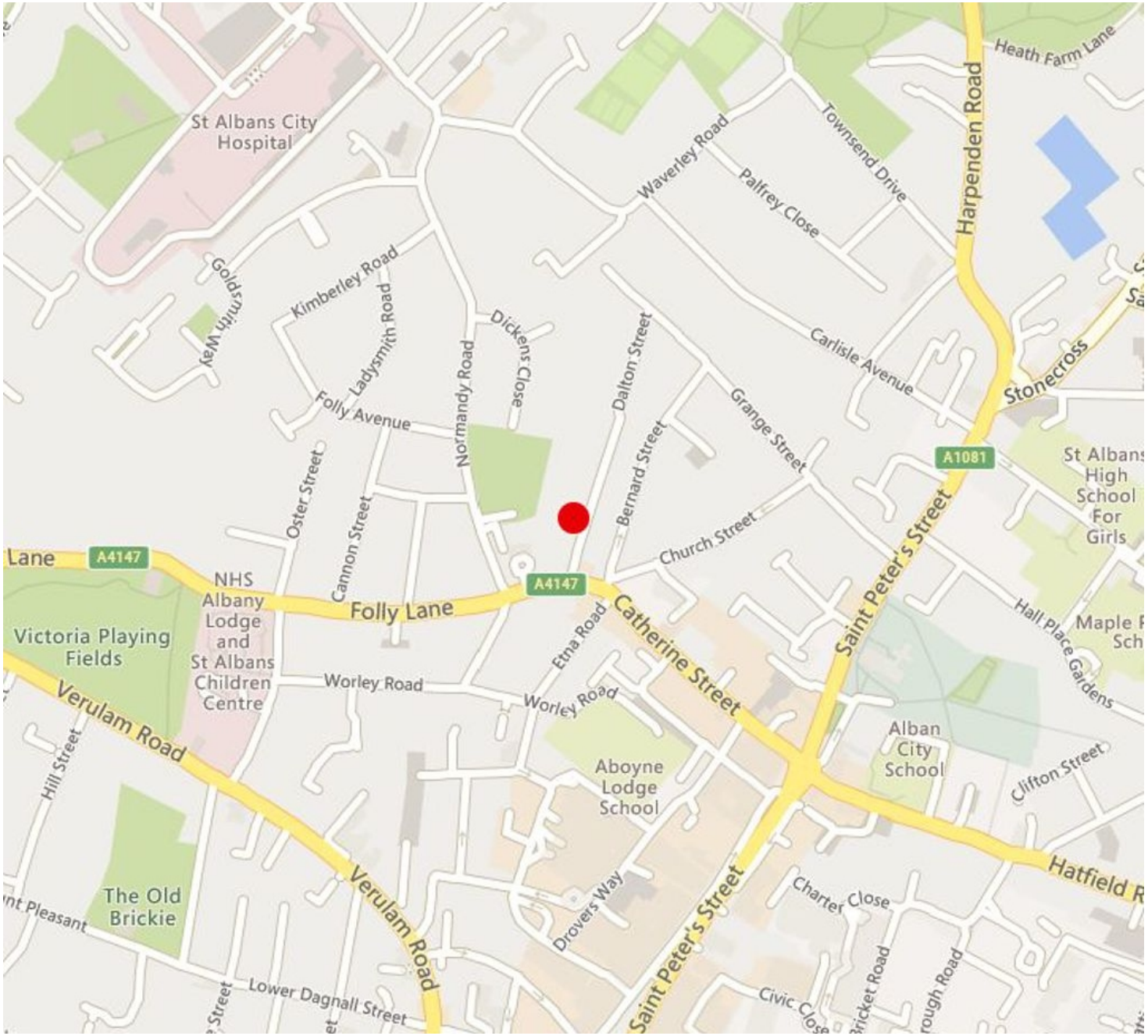
B-37

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

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.