



PROMINENT MOTOR TRADE PREMISES 2,018 SQ FT

Price: £750,000 + VAT
Rent: £72,000 p.a.

279 High Street
London Colney
Hertfordshire
AL2 1EU

- Currently MOT Test Bay Compliant
- Dedicated Yard Area
- Self-Contained Office
- Prominent High Street Location
- Suitable for Other Uses

279 HIGH STREET, LONDON COLNEY, HERTFORDSHIRE, AL2 1EU

LOCATION

Located next to the small estate at the centre of the High Street it is accessed at its south end from J22 of the M25, and at the north end by the St Albans exit from the A414 dual carriageway. The location offers a high level of facilities in the town centre and is a short distance from the Sainsburys Saver Centre.

In a pivotal location London Colney is at the northern point of the M25 between Junctions 21 and 22 directly and linked via the A414 dual carriageway to the M1 (J6&7) and A1(M) (J3). The location could hardly be more accessible to the national motorway network.

St Albans (3 miles)
Hemel Hempstead (8 miles)
Watford (9 miles)
Borehamwood (8 miles)
Hatfield (5 miles)

ACCOMMODATION

The property is a broadly rectangular space benefiting from a dedicated yard area to the front.

It has a self contained separate office building to the front left that benefits from a power supply and air conditioning and is currently being used as a customer waiting area.

There are toilets located in the main building to left behind the shutter.

There is an existing compliant MOT testing bay. The incoming tenant or buyer will be responsible for all approvals with the DVLA for its continued use.

The ceiling heights are 3.2m at the lowest point raising to 6.0m.

Although the property is currently setup as a car garage it would be suitable for other uses to include manufacturing and storage subject to consented planning uses.

FLOOR AREAS (approx. GIA)	Sq Ft
Office & Toilets	196
Workshop	1,822
TOTAL	2,018

TERMS

Available for sale freehold £750,000 + VAT.

Available to let £72,000 pa.

SERVICE CHARGE

There are no service charges at this property.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £26,000. Rates payable approx. 43.2% for the y/e 31/3/2027.

EPC

D-88

OTHER INFORMATION

The property is available from April 2027.



For further information please contact Davies & Co on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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