

ST ALBANS ROAD, WATFORD

DEVELOPMENT / ASSET MANAGEMENT OPPORTUNITY

FREEHOLD FOR SALE

252 ST ALBANS ROAD, WATFORD, WD24 4AX

PERRY HOLT

PROPERTY CONSULTANTS



EXECUTIVE SUMMARY

- Freehold for sale
- Planning permission granted
- Asset management opportunity
- Rear access
- Vacant possession



LOCATION

Prominently positioned on St Albans Road, which is a busy feeder road to Watford Junction Station and Watford Town Centre, with frequent bus routes. The premises are within close proximity of The Dome roundabout where Sainsbury and Asda supermarkets are situated, together with a parade of shops which includes, restaurants, takeaways, convenience stores, hairdressers, etc.

DESCRIPTION

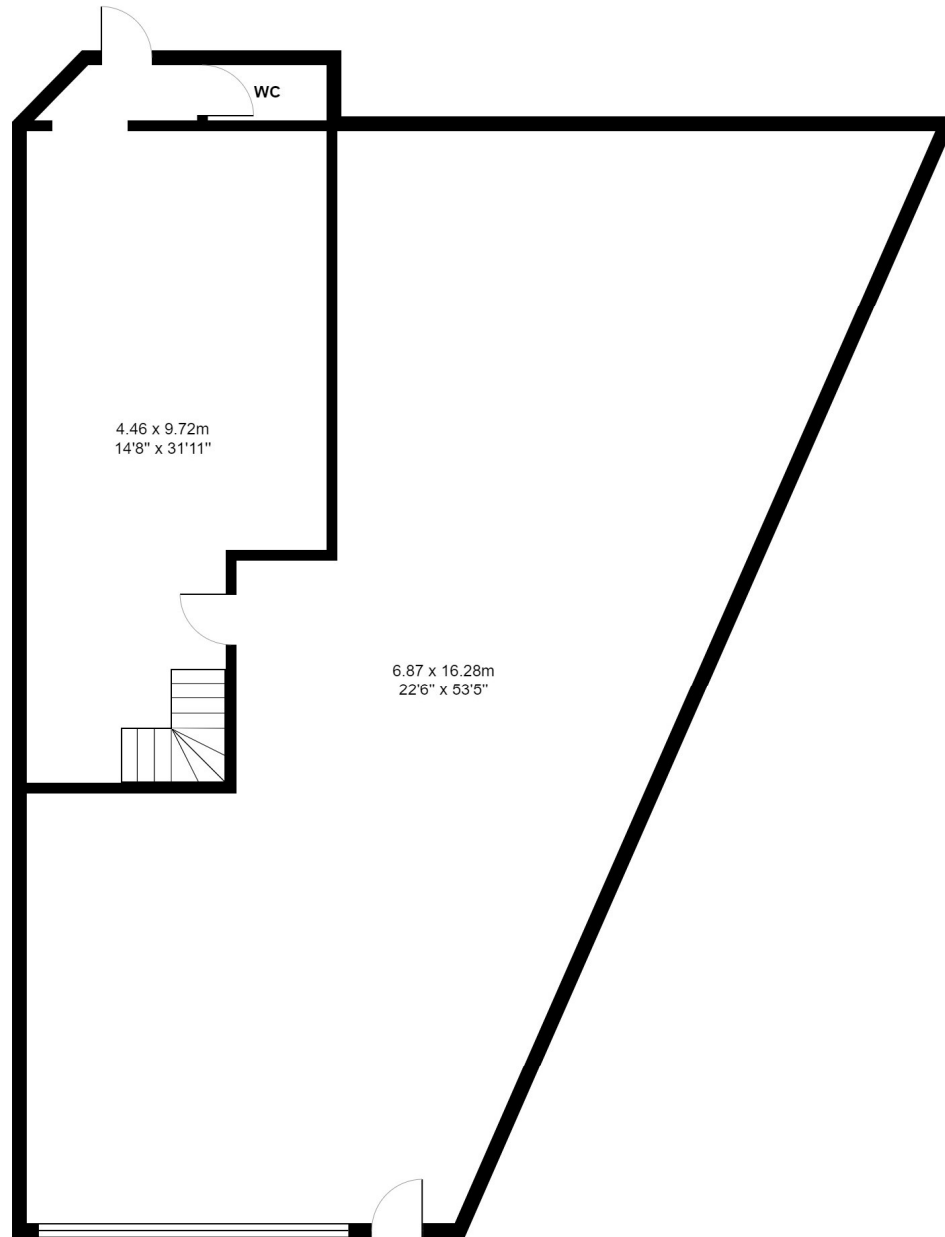
Comprising of a large ground floor retail unit with glazed frontage fronting St Albans Road, three bedroom flat above and large yard area with outbuildings accessed off Balmoral Road. The retail unit has been trading for 45 years as a hairdressing Salon which has recently ceased trading and offers internally large shop floor space with staff room and W/C's to the rear. The flat is accessed internally and offers a kitchen, lounge, bathroom and bedroom to the first floor and a further two bedrooms on the second floor. The outbuildings currently offer storage space and can be accessed from an access road behind the neighboring properties, with 252 St Albans Road being the last property to access and is gated for additional security.



PLANNING PERMISSION

In December 2019, planning permission was granted for the erection of first floor side/rear extension and internal revisions to existing residential unit and to create 1 no. 2 bed dwelling. The local planning authority is Watford Borough Council and can be found under reference number 19/00634/FUL.. The planning appeal reference number is APP/Y1945/W/19/3236442. Our client has implemented planning permission and has installed part of the new drainage system, no demolition has taken place. The existing flat will be reconfigured to offer access from the rear with a small patio area, open plan living/kitchen/diner, bathroom and two larger bedrooms. The new dwelling will offer kitchen/diner, two bedrooms, large living space and a terrace area. As part of the planning permission there will be 3 parking spaces and a cycle store.





All measurements are approximate.
Please note this floor plan is for marketing purposes
and is to be used as a guide only.
All efforts have been made to ensure accuracy.

METHOD OF SALE

The property is for sale by way of private treaty.

PRICE

£700,000 for the Freehold interest.

VAT

We understand that VAT is not currently payable on the price.

ADDITIONAL INFORMATION

Upon request further plans are available. EPC's available on request

LEGAL COSTS

Each party to be responsible for their own legal costs.

ACCOMMODATION

Ground floor shop: 1,082 sq ft
Yard area: Approximately 1,200 sq ft (including small outbuildings)

The Misrepresentation Act 1967.

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