

**SUBSTANTIAL PREMISES
COMPRISING
OFFICES, SHOWROOM, WORKSHOPS/STUDIOS
AND SELF CONTAINED 2 BEDROOM FLAT
WITH AMPLE PARKING**



HIGH STREET, LONDON COLNEY, AL2

Location:

Situated on High Street, London Colney close to where it meets White Horse Lane. London Colney is easily accessible from Junction 22 (St Albans) of the M25 Motorway and has easy road access to St Albans, Borehamwood and Radlett.

Description:

The premises comprise a well refurbished two storey building comprising commercial space over ground and first floor which could be used for a variety of uses, such as retail, showroom, office (subject to the necessary planning consents) and possibly D1 (medical, educational, religious also subject to the necessary consents).

The first floor area is centrally heated with ceramic tiled floor, fully fitted kitchen, WC and leading to two further rooms at first floor level.

To the rear of the main building are a number of single storey buildings/workshops that have been refurbished and would suit a variety of uses, including workshops, storage, offices etc. In addition, there is a large garage which could house 4-5 vehicles lengthways.

Parking is to the side of the property and can easily accommodate 6-8 vehicles.



Residential

At first floor level and entered by its own entrance there is a newly refurbished two bedroom flat with central heating and comprising:-

- *2 bedrooms
- *Kitchen/lounge/diner
- *Bathroom/WC
- *Roof terrace

The premises are offered with full vacant possession throughout.

Areas:

Approximate

Ground Floor

| | |
|------------------------|------------------------------|
| Showroom/retail/office | 6.43m x 12.18 m (78.31 sq m) |
| Kitchen/WC | 2.29m x 4.58m (10.48 sq m) |

First Floor

| | |
|----------|----------------------------|
| Office 1 | 6.58m x 4.70m (30.92 sq m) |
| Office 2 | 3.40m x 2.73m (9.28 sq m) |

| | |
|----------------------|-----------------------------------|
| Rear garage/workshop | 27.4m deep x 3.14m wide (86 sq m) |
| Workshop store 1 | 3.41m x 3.28m (11.18 sq m) |
| Workshop store 2 | 5.89m x 6.10m (35.92 sq m) |
| Workshop store 3 | 5.87m x 8.46m (49.66 sq m) |

| | |
|-----------------------|---------------------------|
| Total commercial area | 311 sq m (3,355.36 sq ft) |
|-----------------------|---------------------------|

Residential Accommodation

| | |
|----------------|---------------|
| Bedroom 1 | 3.35m x 3.69m |
| Bedroom 2 | 3.31m x 1.83m |
| Lounge/kitchen | 6.46m x 3.93m |
| Bathroom | not measured |
| Roof terrace | |

Terms:

Offers are sought for the Freehold interest with vacant possession in the region of £599,000.

Business Rates:

St Albans City & District Council - £8,600 pa payable for 2009/2010. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Domestic Rates:

St Albans City & District Council - £1,624 payable for 2009/010.

Viewing:

Strictly by appointment only
Via Sole Agents
Claridges Commercial – 0845 205 0007 - Ref: ABC



