

Claridges

COMMERCIAL PROPERTY CONSULTANTS

THE OLD BAKERY PREMISES WITH SUBSTANTIAL SITE FREEHOLD FOR SALE



THE OLD BAKERY STATION ROAD, WHEATHAMPSTEAD HERTFORDSHIRE AL4 8BU

020 8559 1122





Location: Situated in the pretty village of Wheathampstead which is situated approximately 5 miles from Welwyn Garden City and approximately 4 miles from Harpenden. The property is situated towards one end of the village, a short distance from the junction with the B653 Lower Luton Road where it meets Codicote Road. St Albans High School for Girls is a short distance away.

Description: The premises was originally built in 1480 as a medieval hall house for public meetings and latterly was extend in the 16th and 17th century to provide additional rooms and extensions. The building was then converted to a bakery and has a green plaque as it is part of a local heritage walk.

It is currently used for retail, storage and office on ground floor level and residential at first floor level. The property is Grade II listed. The older part of the property is situated towards the front of the building with a more modern extension to the rear. The front of the building is arranged over ground and first floor with an area to the rear of the ground floor which has a vaulted double height ceiling.

The property would lend itself to being converted into two houses plus possibly a rear bungalow, subject to the necessary planning approval. The property has many original features and low beams in places. To the right-hand side of the building is a driveway which runs to the rear of the site, where there is parking for up to 10 vehicles plus a substantial rear site which could lend itself to be made into a fantastic garden (this area is not suitable for redevelopment). The premises may also be able to be used for a garden centre/nursery or other business, subject to the necessary consents.

Areas: Approximately 2800 sq ft (260.12 sq m)

Planning: The current use of the ground floor area is retail under A1 use. Part of the first floor has residential use. Business rates is payable on the ground floor and Council Tax (domestic) is payable on the first floor.

Tenure: Freehold with vacant possession.

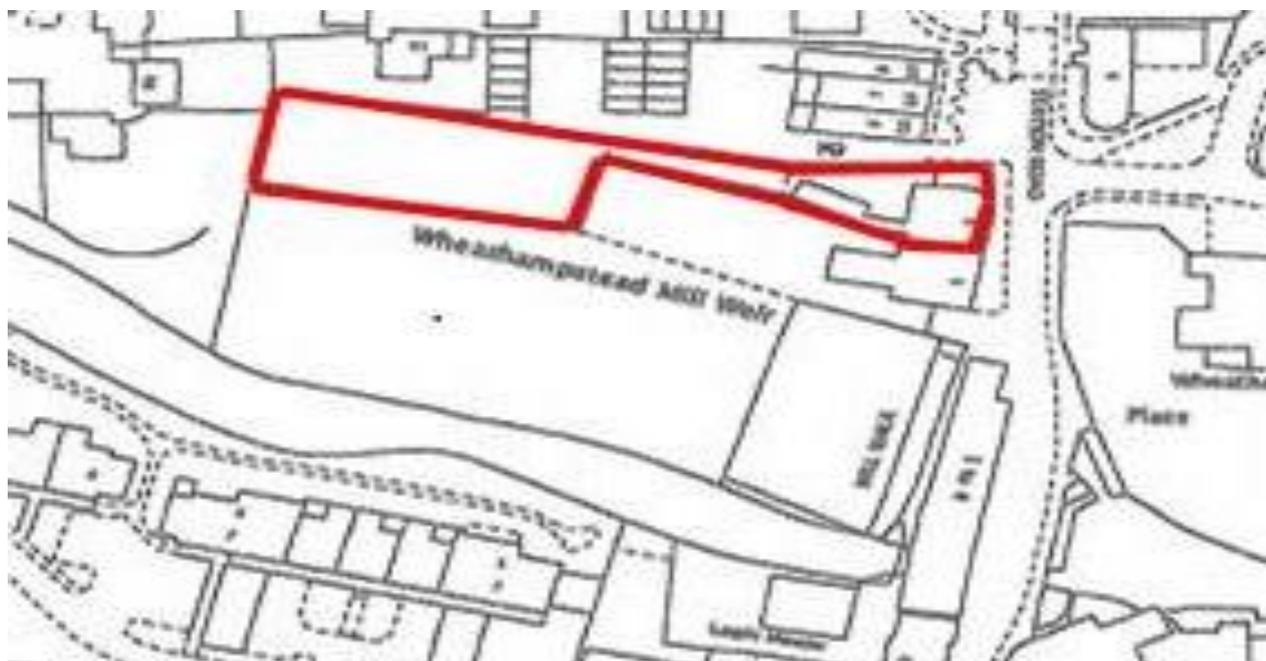
Terms: Offers in the region of £600,000 is sought.

Business Rates: St Albans City & District Council. Rateable Value is £19,750. Rates payable for 2017/18 is approximately £9,460 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit: Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

Viewing: **By Appointment only via Sole Agents**
Claridges Commercial – 020 8559 1122 **E: info@claridges-commercial.co.uk**



Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.