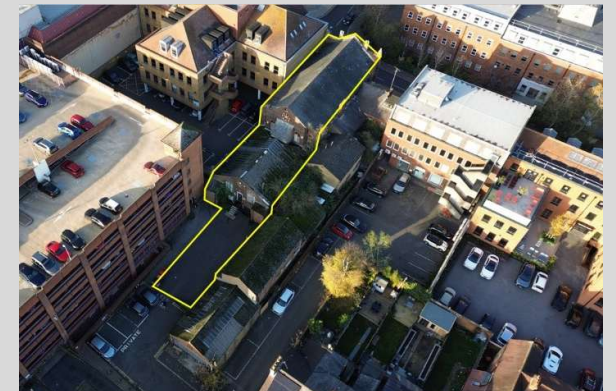
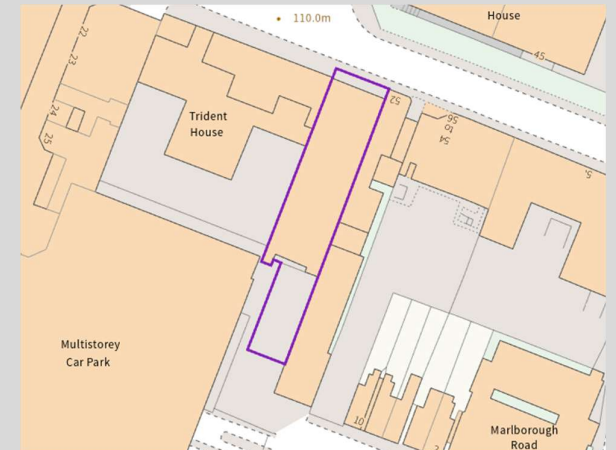


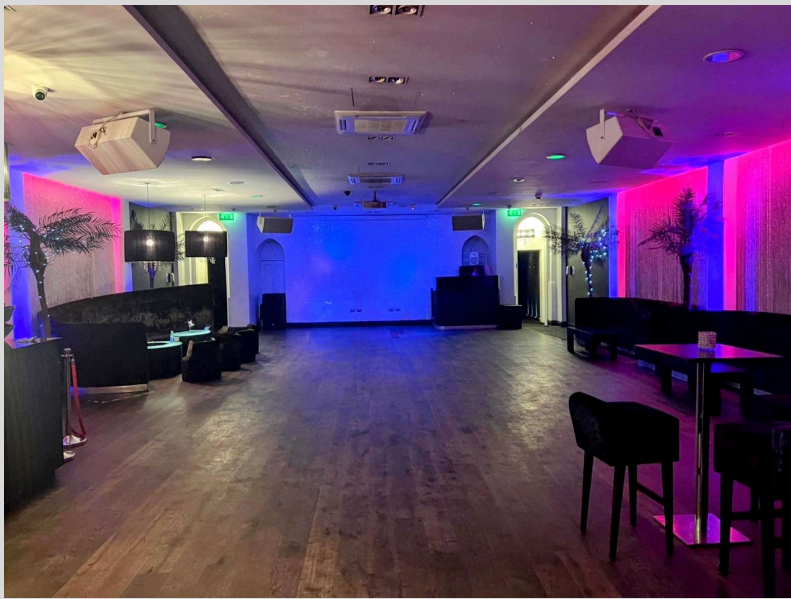
# FOR SALE

Commercial building with rear car park in St Albans City centre

50 Victoria Street, St Albans, Hertfordshire, AL1 3HZ







## ACCOMODATION

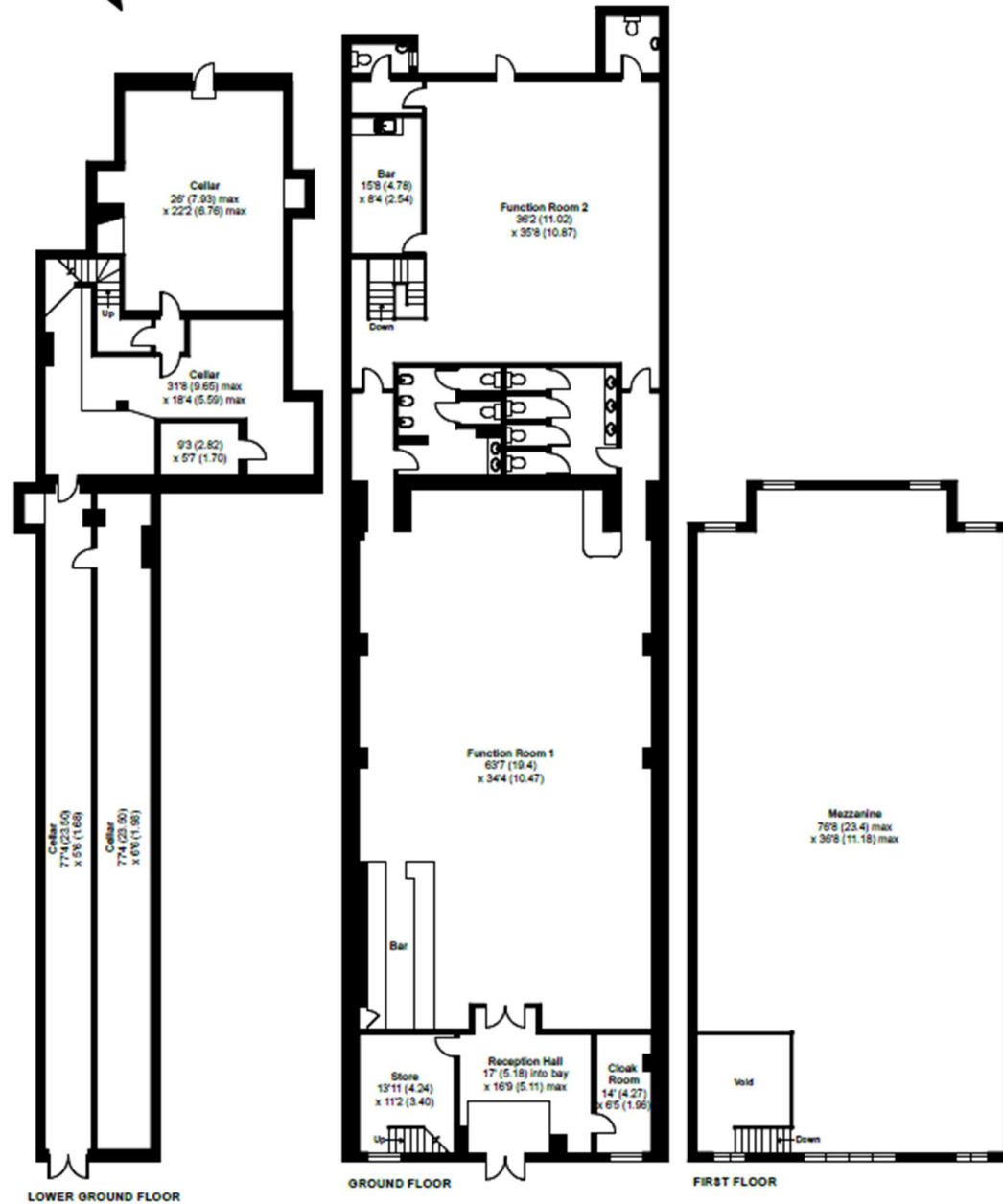
Floor	Sqft	Sqm
Basement	2,166	201.33
Ground	4,507	418.71
First	2,603	244.33
<b>Total</b>	<b>9,276</b>	<b>864.37</b>



## Victoria Street, St. Albans, AL1

Approximate Area = 9303 sq ft / 864.2 sq m (excludes void)

For identification only - Not to scale



### KEY POINTS

- ✓ Draft allocation for residential in new St Albans Council local plan
- ✓ Walking distance to St Albans City Station
- ✓ Walking distance to main parade of shops in the City Centre
- ✓ Arranged over three floors

### LOCATION

St Albans City Centre offers an excellent location for commercial occupiers, combining a vibrant business environment with superb connectivity. The area is just a short walk from St Albans City Station, providing fast and frequent rail services into London St Pancras and other key destinations. Major road links, including the M25, M1, and A1(M), are easily accessible, making it ideal for regional and national travel. With its mix of retail, restaurants, and historic charm, St Albans City Centre provides both convenience and an attractive setting for businesses.



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### DESCRIPTION

A large prominent building located on Victoria Street, this mid-terraced building was originally constructed for religious use. The property extends across three levels, including a basement, ground floor, and an open-plan first floor. The ground floor offers 3.2m eaves height, air conditioning, and separate male and female WCs. The basement has several smaller rooms with a 2.3m ceiling height, suitable for storage or ancillary functions. Externally, a generous rear car park provides convenient on-site parking, totalling approximately 1,668 ft<sup>2</sup> and accessed directly from New Kent Road via the rear of the building.

### GUIDE PRICE

£1,995,000 for the freehold interest.

### VAT

We understand that VAT is not payable.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### DEAL STRUCTURE

This site is being sold on an unconditional basis only. Subject to planning proposals will not be considered.

**PERRY  
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