



## 271 High Street

London Colney, St. Albans, AL2 1HA

### Rarely Available Former Garage, Workshop and 4 Bedroom Flat

**4,496 sq ft**

(417.69 sq m)

- Prominent Roadside Position
- Ground Floor Reception & Workshop
- Separate Rear Workshop
- MOT Bay
- Spray Booth
- Rear Yard & Forecourt
- 1.5 Miles From J22 Of M25

# 271 High Street, London Colney, St. Albans, AL2 1HA

## Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 4,496 sq ft                        |
| <b>Rent</b>           | £135,000 per annum                 |
| <b>Rates Payable</b>  | £24,326.25 per annum               |
| <b>Rateable Value</b> | £48,750                            |
| <b>VAT</b>            | Applicable                         |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | Upon enquiry                       |

## Description

The property comprises a prominent corner plot former garage, workshop and residential flat available to let in its entirety to one occupier. The main building comprises of a reception, ground floor workshop and kitchen and toilet facilities. This leads into a separate rear workshop with 3 roller shutter, one to the front of the site and two to the rear that lead directly into a rear yard. To the front of the building there is a substantial forecourt which could be used (stpp) for car storage / car sales or for customer parking. The first floor comprises of a spacious 4 bedroom flat totaling in excess of 1,500 sqft.

## Location

The site is prominently located on High Street London Colney a main thorough road connecting St. Albans to London Colney via the M25. St. Albans is 4 miles away whilst London Colney Shopping Centre is 1.2 miles away. Central London is 20 miles away.

## Accommodation

The accommodation comprises the following areas:

| Name                   | sq ft        | sq m          | Availability |
|------------------------|--------------|---------------|--------------|
| Ground - Reception     | 421          | 39.11         | Available    |
| Ground - Workshop      | 976          | 90.67         | Available    |
| Ground - Rear workshop | 1,148        | 106.65        | Available    |
| 1st - Residential      | 1,677        | 155.80        | Available    |
| <b>Total</b>           | <b>4,222</b> | <b>392.23</b> |              |



## Viewing & Further Information



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