

LOT 41

By Order of LPA Recievers

179/181 St Albans Road, Watford, Herts WD24 5BD

Freehold Vacant Retail Unit & 2 Residential Investments

Location & Description

Two ground floor shops which have been combined to create one large unit and two self contained flats above accessed from a rear yard with a single storey detached store to the rear, reached via a footpath off Lowestoft Road. On the north side of St Albans Road within a local retail parade approximately 1 mile north of Watford town centre, close to the junction with Lowestoft Road. St Albans Road runs from Watford town centre and links to the A41 approximately 1½ miles to the north.

Accommodation

It has not been possible to undertake a full internal inspection prior to printing but we understand the accommodation comprises:

First Floor: Two self contained 2 bedroom flats each let on ASTs at £650 per month

EQUIVALENT TO £15,600 p.a.

Ground Floor: Retail area 1,200 sq ft (111 sq m) approx
Store 185 sq ft (17.2 sq m) approx
Kitchen/WC
External store 390 sq ft (36 sq m)

Offered with the benefit of a **VACANT** ground floor retail unit suitable for occupation/investment and 2 flats equivalent to £15,600 p.a.

CONTACT: 020 8520 8383

GUIDE PRICE: £300,000 - £325,000



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