



## 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

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## Summary

Available Size	4,496 sq ft
Rent	£115,000 per annum
Rates Payable	£24,326.25 per annum
Rateable Value	£48,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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.

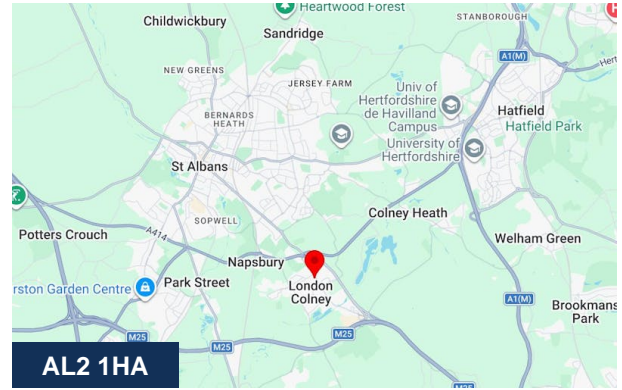
## Location

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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