

**Lot 21, 16 & 18 Beech Road, St Albans,
Hertfordshire AL3 5AS**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Comprises a shop/take-away, a large 3-bed maisonette and vacant rear store
- Shop let to Soar Investments Ltd (t/a Pizza Hut) on renewed lease expiring June 2033 (No breaks)
- Maisonette above let on recently signed lease
- Approximately 2,206 sq ft
- VAT-free investment
- Well located in established retail parade in predominantly residential area
- Nearby occupiers include Tesco Express, Majestic Wines, Shell Garage and a number of independent traders within the parade

Lot
21

Auction
9th May 2024

Rent
£50,500 per Annum Exclusive

Status
Available

Sector
High Street Retail/Residential

Auction Venue
Live Streamed Auction

Location

Miles 7 miles north of Watford, 20 miles north of Central London

Roads A1, A414, A1057, A1081, M1 (Junction 8), M25 (Junction 22)

Rail St Albans Railway Station (18 minutes to St Pancras)

Air Luton Airport

Situation

The property is prominently located on the north side of Beech Road, close to its junction with Valley Road, in an established retail parade, situated in a predominantly residential area. Nearby occupiers include Tesco Express, Majestic Wines, Shell Garage and a number of independent traders within the parade.

Tenure

Freehold.

Description

The property comprises a shop/take-away arranged on the ground floor and a separately-accessed 3-bed maisonette arranged on the first and second floors. The property benefits from a storage outbuilding to the rear of the property, offered vacant.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Take-Away/Ancillary	96.82	(1,042)	SOAR INVESTMENTS LTD (t/a Pizza Hut)	10 years from 16/06/2023	£26,500	16/06/2028
First/Second	Residential - 3-bed maisonette	98.00	(1,055)	NEW MAYFAIR ESTATES LTD	3 years from 18/04/2024 (2) at £2,000 pcm	£24,000	-
Outbuilding	Ancillary/Store	10.13	(109)	VACANT	-	-	-
Total		204.95	(2,206)			£50,500	

(1) Areas provided by VOA (www.tax.service.gov.uk/business-rates)

(2) The lease is subject to a mutual option to determine at the expiry of the first year.

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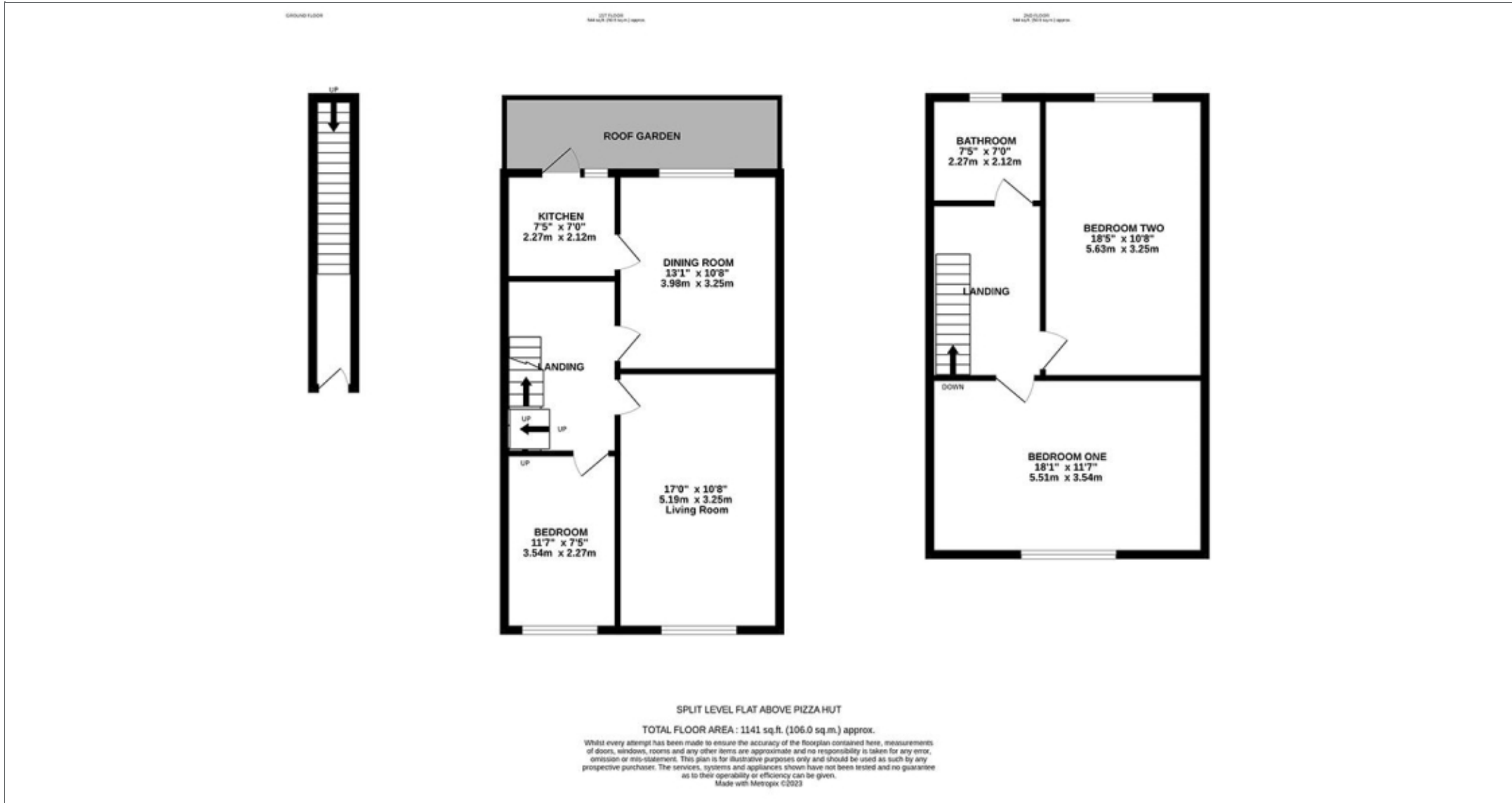
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Contacts

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2024