

Public House Investment and Development Site
Central St Albans



Great Northern PH, 172 London Road St Albans AL1 1PQ

FOR SALE

- Established public house with development plot to side
- Prominent main road position
- Adjacent to popular local cinema
- Entire site approximately 0.12 acres
- Accommodation over basement, ground & first floor levels
- PH let until 2029



01727 843232
mark.bunting@argroup.co.uk

www.argroup.co.uk

King House, 55 Victoria Street, St Albans, Hertfordshire AL1 3ER

Great Northern Public House
172 London Road
St Albans
Herts
AL1 1PQ



Description

An established public house with trading accommodation on the ground floor and basement and the first floor providing private living accommodation. To the side is a development plot (see Planning).

Location

The premises have a prominent position facing London Road one of the main arterial routes into St Albans from the M25. Immediately to the north is the popular Odyssey Cinema which produces considerable spin-off trade. Both the city centre and Thameslink Railway Station are within easy walking distance.

Floor Area

The approximate net internal floor area:

Basement	560 sq ft
Gross Ground Floor Area	1,625 sq ft

The first floor private accommodation comprises four bedrooms, lounge, kitchen, bathroom and office.



Planning

The public house is a locally listed building. The adjacent site was the subject of a planning application for the construction of a three storey building with basement level to create four 2 bedroom and four 1 bedroom flats (Application 5/2017/2623) which was refused. However, our client's Planning Consultant is of the opinion that the site definitely has planning potential, perhaps for a revised scheme. Further information from www.stalbans.gov.uk/planning.

Lease Terms

The public house is let by means of a full repairing and insuring lease up to November 2029. The rent is £45,000 per annum subject to five yearly reviews with the next review due on 3rd November 2019.

Price

The premises are available for sale on an unconditional basis at **£1,500,000**

Energy Performance Rating

Band C - 60—available on request

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.

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