



VANDERWALD

FOR SALE

118 London Rd
St Albans AL1 1NX



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Key Features:

- To be sold with a new long lease
- Current rent reserved is £38,000 p.a.
- Let until 5/10/2026
- Total accommodation approx. 88 sqm / 947 sqf
- Close to St Albans Town Centre High Street
- Price: £475,000
- Not subject to VAT

Description:

We are happy to bring to market an excellent investment opportunity. This retail commercial premises is made up of two commercial units, which are connected at the rear. At the front, it is set out as one showroom, with an access stair in middle for the flats above. It is located 300 metres from St Albans High Street and town centre, on an established retail parade.

Total accommodation approx. 88 sqm / 947 sqf

The property is let to 123Floor Limited at £38,000 p.a. until 5/10/2026.

Location:

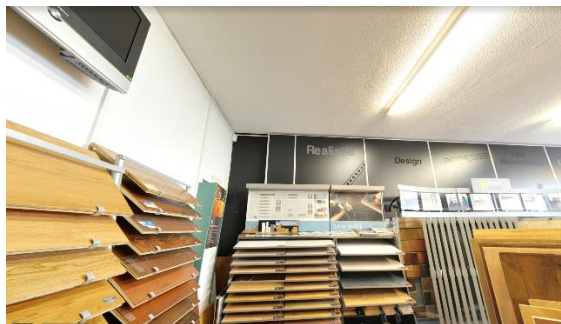
St Albans is a city in Hertfordshire, 20 miles north-west of London, 8 miles south-west of Welwyn Garden City and 11 miles south-east of Luton.

The property is located fronting on to London Road at the junction with Watsons Walk just to the southeast of the main retail pitch of St Albans, and a 10 minute walk from st Albans train station.

Surrounding occupiers are predominantly professional services, flooring shops and local eateries.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.





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