

**Lot 5, 2-3 George Street, St Albans,
Hertfordshire AL3 4ER**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Tenants t/a Christopher Wharton Goldsmith and Must Wines
- Comprises 2 x Retail Units and a Self-Contained Flat
- Historic Cathedral City Location
- Close Proximity to St Albans Cathedral, Christopher Place Shopping Centre and The Maltings Shopping Centre
- Nearby Occupiers include Gail's Bakery, Zizzi's, Nando's, Snappy Snaps, Starbucks, The Ivy Brasserie and an Eclectic Mix of Local Retailers

Lot

5

Auction

9th May 2024

Rent

£46,100 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

A1057, M1 (Junction 8), A1 (M)(Junction 3), M25 (Junction 22)

Rail

St Albans Railway Station (18 minutes to St Pancras)

Air

Luton Airport

Situation

St Albans is a historic and attractive Cathedral City in the Northern commuter belt of London, known for its Roman heritage quaint streets, architecture and street markets. The property is situated on the South side of George Street at its junction with High Street, in very close proximity to St Albans Cathedral. Christopher Place Shopping Centre and The Maltings Shopping Centre are both nearby with other neighbouring occupiers including Gail's Bakery, Zizzi's, Nando's, Snappy Snaps, Starbucks, The Ivy Brasserie and an eclectic mix of local retailers.

Tenure

Freehold.

Description

The property is an attractive Grade II listed building comprising two retail units with retail accommodation on the ground floor and ancillary accommodation in the basement. The property also has residential accommodation on the upper floors that has been sold off on a long lease. The tenant of No.2 George Street also owns and occupies No.1 George Street, and the two units intercommunicate on the ground floor.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
2 George Street	Ground/Basement	Retail/Ancillary	80.82	(870)	CHRISTOPHER WHARTON GOLDSMITH LIMITED (CRN:04090018) (t/a C. Wharton Goldsmith) (1)	15 years from 05/04/2013	£27,500	04/04/2028
3 George Street	Ground Basement	Retail Ancillary	56.13 22.72	(604) (245)	MUST ST A LIMITED (CRN:11251029) (t/a Must Wines) with and Authorised Guarentee Agreement from Artist Italy Limited (cm 10580998)(2)	10 years from 30/04/2015	£18,500	29/04/2025
2a George Street	First Second	Residential Residential	Not measured Not measured	(-) (-)	AN INDIVIDUAL	184 years from 01/01/1984	£100	31/12/2167
Total Approximate Commercial Floor Area			159.67	(1,719)			£46,100	

(1) Wharton Goldsmith is an award winning workshop and showroom in the heart of St Albans designing and making bespoke jewellery (www.whartongoldsmith.com)

(2) Must Wine is a fashionable wine bar and wine retailer that trades at four different locations around London such as St Albans, Hampstead, Wanstead and Islington (www.mustwine.co.uk). The lease benefits from an Authorised Guarantee Agreement from Artist Italy Limited (CRN: 10580998).

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2024