

4 WEEK COMPLETION



SITUATION

In the vibrant centre of this historic town close to the **Cathedral** and **Maltings Shopping Centre** and multiple traders such as **Marks & Spencer, Cheltenham & Gloucester, Timpson, HSBC and Oxfam.**

St Albans Station is less than 1 mile away with easy access via Mainline to central London (approx 30 minutes).

PROPERTY

Comprising the **First and Second Floors** of this Grade II Listed building (part of the old Bat & Ball Public House) which is entered via a mews.

VAT is NOT payable in respect of this lot if the Purchaser complies with the disapplication provision in Condition 7a in the Special Conditions of Sale.

TENURE

Leasehold for a term of 125 years from 24th June 2011 at a fixed ground rent of £5 p.a.

Offered with **FULL VACANT POSSESSION**

ACCOMMODATION

First Floor

Front Room	12'0" x 19'8"
Centre Room	12'0" x 14'4"
Centre Room	16'0" x 8'0"
Kitchen	8'9" x 5'0"
2 WCs	
Rear Room	11'0" x 12'0"
Spiral Staircase to	

Second Floor

Front Room	12'0" x 15'0"
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Total GIA

Approx 1,050 sq ft

PLANNING

Consent granted by St Albans City Council on 20th January 2011 for conversion from OFFICES to a **ONE BEDROOM FLAT**. Copy plans available from the Auctioneers.

Note: There is the possibility of a different layout, subject to obtaining the necessary consents.

Vacant Upper Part with Planning for Flat

The Surveyors dealing with this property are
JOHN BARNETT and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Michael Wydra & Co. - Tel: 020 7437 3640
Ref: M. Wydra, Esq - Email: michael@michaelwydralaw.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts