



3 Bath/Shower Room + WC



4 Reception Rooms



On-Street Parking



EPC Band F



Vaughan Road, Harpenden, Hertfordshire, AL5
Guide Price £850,000 Freehold

Superb opportunity to acquire a highly versatile town centre freehold premises suitable for a variety of uses STP.

- 📈 Spacious centrally located commercial building
- 📈 Freehold
- 📈 Currently used as a church
- 📈 Superb opportunity for variety of uses
- 📈 Large ground floor open plan space
- 📈 First floor offices and leisure space
- 📈 Could suit restaurant or gym stpp

Description

Christchurch, Vaughan Road, Harpenden presents an exceptional opportunity to acquire a substantial freehold commercial property in one of Hertfordshire's most desirable and affluent locations. Extending to nearly 3,000 sq ft, the property offers versatile accommodation suitable for a variety of leisure, restaurant, office or alternative commercial uses, subject to the necessary consents. Positioned on the highly regarded Vaughan Road, the property benefits from a prominent and accessible setting within close proximity to Harpenden town centre and the mainline railway station, providing fast and convenient connections into Central London. The location is particularly well suited for businesses seeking a central town address within a thriving commuter environment. The accommodation is arranged to provide large open plan meeting space and a flexible mix of office, meeting and ancillary spaces, with scope for reconfiguration to suit occupier requirements. The property's attractive frontage and established setting create a strong professional presence, while the generous internal footprint offers significant operational flexibility for owner occupiers, investors or developers alike. Harpenden continues to attract a strong business and professional community due to its affluent demographic, excellent transport links and high quality local amenities. Christchurch offers a rare combination of scale, location and potential within this busy town centre.

Location

Vaughan Road is a highly convenient and accessible location located between the High Street and the railway station. Harpenden shopping district is an eclectic mix of private retail outlets, restaurants, supermarkets, pubs and regional and national stores. Offering a variety of activities it also benefits from being in walking distance of Harpenden Sports and Leisure centre, The Eric Morecambe centre for the arts and Rothamstead Park.

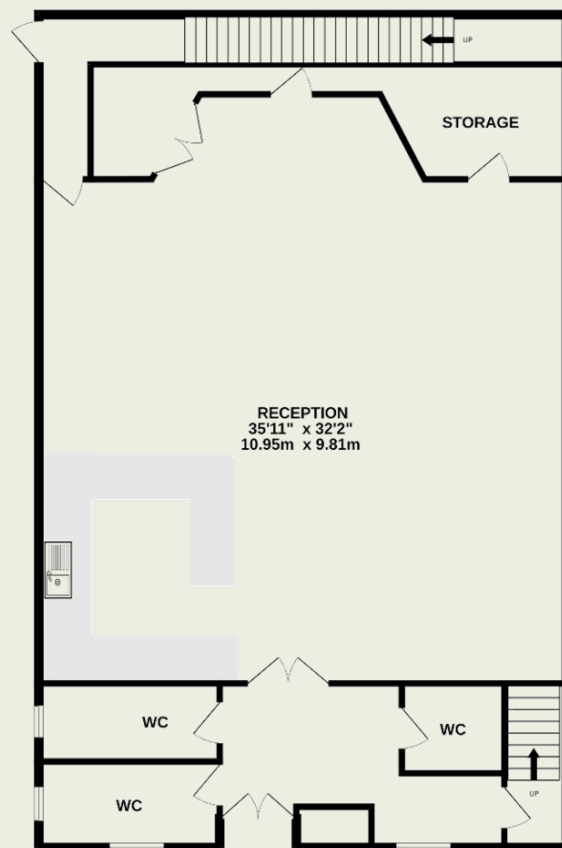




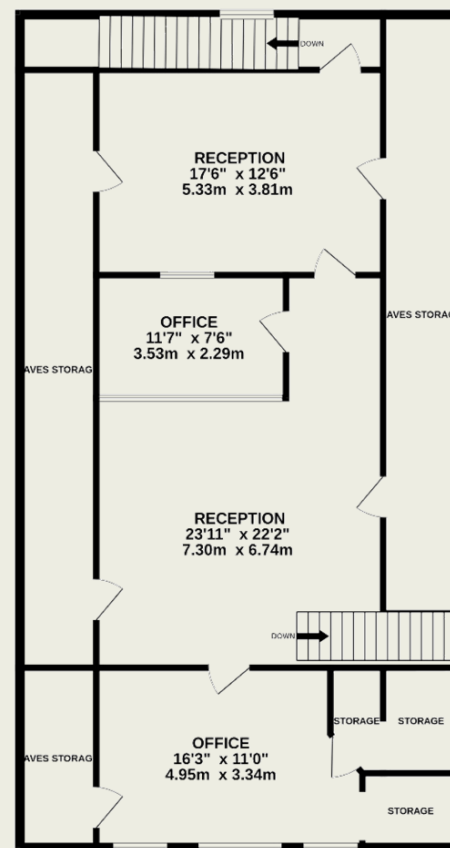
Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

GROUND FLOOR
1629 sq.ft. (151.3 sq.m.) approx.



1ST FLOOR
1361 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA : 2990 sq.ft. (277.8 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.