



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Old Watford Road, Bricket Wood, AL2 3UN
Asking Price £575,000

INVESTMENT OPPORTUNITY FREEHOLD MIXED USE PROPERTY WITH ESTABLISHED BUSINESS

A rare and exciting opportunity to acquire a fully operational, freehold commercial property with a spacious two-bedroom residential flat above — all offered as one complete unit.

Located in the highly desirable Bricket Wood area, this mixed-use property occupies a prime position within a well-established and thriving parade of shops, making it an ideal turnkey investment for the right buyer.

The ground floor is home to a long-standing beautician/salon business, currently trading and fully fitted with everything required for continued operation.

This presents a ready-made income-generating opportunity for investors or those in the beauty and wellness industry looking to step into a functioning, revenue-producing environment. The property's versatile layout also allows for a range of alternative commercial uses (subject to planning), offering further scope for adaptation and growth.

Above the commercial unit, the first-floor flat benefits from its own private entrance and comprises two generously sized bedrooms, a kitchen, bathroom, and living room.

The accommodation is well maintained and lends itself to a variety of uses — whether that be private rental, owner occupation, or staff housing — providing an additional stream of potential income.

Set in a supportive local community and conveniently positioned close to the M1 and M25 motorways, Bricket Wood offers excellent connectivity to St Albans, Watford, and surrounding areas. The blend of residential appeal and commercial activity in this area supports strong long-term investment potential.

Offered with no onward chain, this is a superb chance to acquire a proven, income-producing asset with flexibility for future growth or personal use.

Whether you're an experienced investor, an entrepreneur, or someone seeking a combined home-and-business setup, this opportunity represents reliability, versatility, and immediate earning potential in one.

Tenure: Freehold
Council Tax Band: D
EPC Rating: D



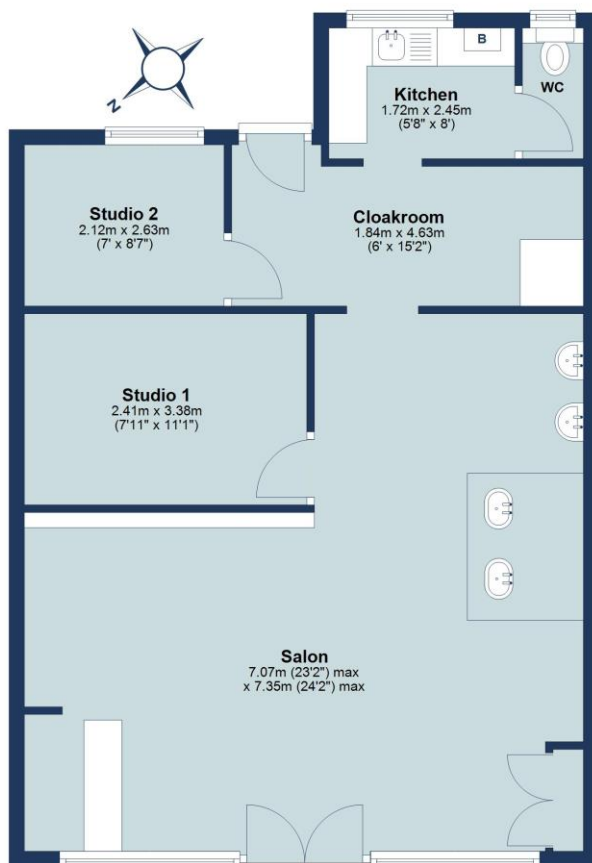






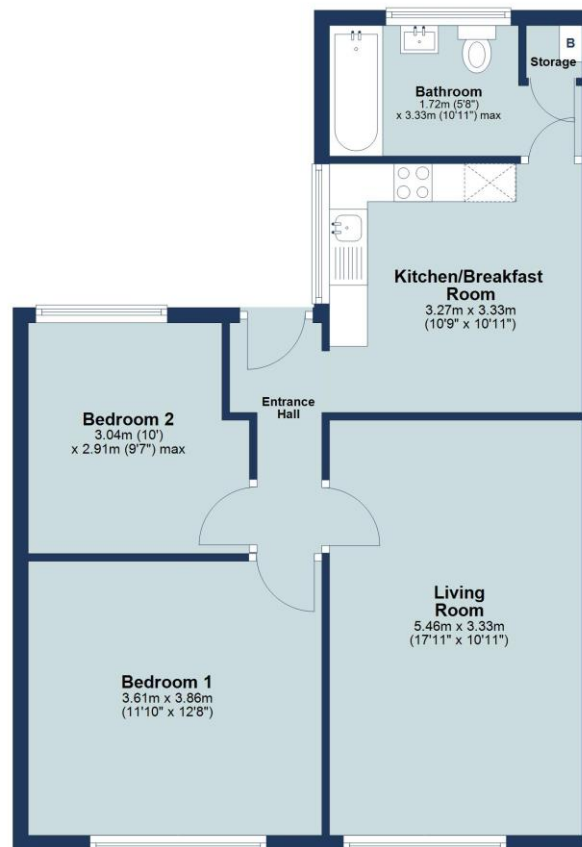
Salon

Approx. 73.5 sq. metres (791.1 sq. feet)



Flat

Approx. 62.2 sq. metres (669.0 sq. feet)



Total area: approx. 135.6 sq. metres (1460.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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