



The Falcon, Park Street, St Albans, Hertfordshire AL2 2PW

A former public house in a convenient location offering development (STPP) or investment opportunities

Ypantons



THE FALCON PUBLIC HOUSE

72 Park Street, St Albans AL2 2PW

An appealing property in a convenient location offering development opportunities (subject to planning); or to retain as a hospitality use.

The site covers an area of approximately 0.12 acres and the main building is of a relatively handsome design to front. This consists of a decent sized bar area (with associated facilities) plus kitchen and store on the ground floor, 2 cellar areas below and 4 rooms plus bathroom on the first floor. To the rear is a parking area. Access is available directly onto Park Street.

The building extends to approximately 2,221 sq.ft in total (1,121 sq.ft ground floor; 712 sq.ft first floor; 388 sq.ft in the cellars) and is in need of modernisation.

No enquiries have been made of the Council but there could be opportunity to extend the existing footprint, or because the pub has now ceased to operate, change the use to residential use. Other properties nearby have access from the rear (via Fairhaven), which could be an option here, providing additional development avenues in the car park.

Location

Park Street Rail 0.3 miles (5 min walk)
North Orbital (A414) 0.7 miles
M25 J21a 1.9 miles
St Albans High Street 2.2 miles
Radlett Rail 2.8 miles (26 mins to St Pancras)

Guide Price

£500,000 (plus vat)

Method of Sale

The property is offered for sale by private treaty. Because the asset is held within a Limited Company it could be possible to purchase this, which would mean a reduced Stamp Duty liability.

Local Authority

The property lies in the Hertsmere District Council's area.

Services

Mains electricity, water, gas and drainage.

Tenure and possession

The property is available Freehold under Title Number HD280743 with Vacant Possession.

Anti-Money Laundering (AML)

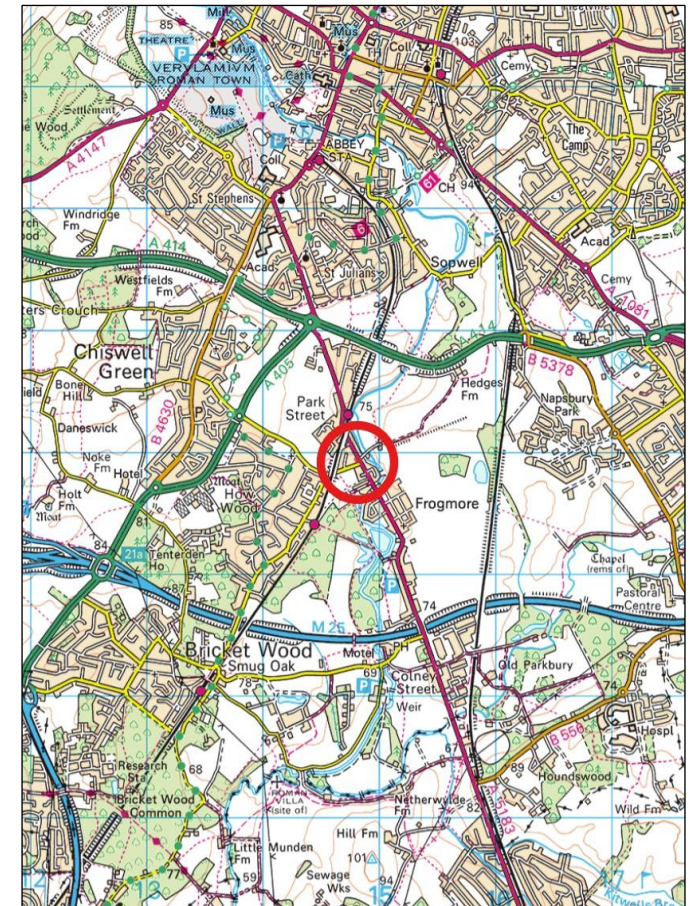
In accordance with AML legislation the purchaser will be required to provide proof of identity and home address as well as source of funds.

Viewing

Strictly by appointment with the sole selling agent.

Health and Safety

Efforts have been made to remove hazardous items from the property, but as with any vacant building care should be taken when viewing.





Important Notice

Pantons Property Advisors Limited, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Pantons have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is/are responsible for making their own enquiries in this regard.
4. Particulars of sale and photographs taken in August 2026.
5. If there is any point you need clarification on, please contact the office in the first instance to avoid a wasted journey to the property.

