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## 01923 252188

## 36 THE AVENUE WATFORD, WD17 4NT



## TO LET - £39,500 per annum

## Self-Contained D1 Premises in Central Watford 1,814 SQ FT (169 M<sup>2</sup>)

Onsite parking for 4 cars plus short term free on street parking
9 minutes walk from Watford Junction Station
Close to High Street shops and Restaurant
Adjoining 3 other medical uses.



CHARTERED SURVEYORS | COMMERCIAL PROPERTY AGENTS | VALUERS | BUILDING SURVEYORS | RATING CONSULTANTS Hemel Hempstead 01442 240406 St Albans 01727 843162 Watford 01923 252188 Welwyn Garden City 01707 259599



	36 THE AVENUE, WATFORD WD17 4NT
LOCATION	The property is located on The Avenue close to Watford town centre. Watford Junction Station and the town centre shopping facilities are all within approximately 10 minutes walk.
	Watford Junction Station provides a regular service to London Euston, the Midlands, the North West and Clapham Junction.
	There are additional car parking facilities in a pay & display car park nearby and there is 1 hour free parking in The Avenue.
DESCRIPTION	A self-contained detached three-storey building comprising reception area, 9 rooms, kitchen, WCs on ground and first floors and a basement.
	There is parking for 3 cars on the front and a shared vehicle right of way to the rear of the property with parking for at least 1 car.
ACCOMMODATION	Ground Floor: 677 sq ft 63.0 m <sup>2</sup> First Floor: 770 sq ft 71.6 m <sup>2</sup> Second Floor: 367 sq ft 34.1 m <sup>2</sup> Total Offices: 1,814 sq ft 168.7 m <sup>2</sup>
	Basement: 135 sq ft 12.6 m <sup>2</sup>
	(approximate IPMS3 floor areas)
PLANNING	The property has been used as a doctors' surgery for many years. The permitted use is therefore for D1 purposes which includes clinics, crèches, training centres and places of worship.
TERMS	The property is available on a new full repairing and insuring lease for a term to be agreed.
RENT	£39,500 per annum exclusive.
RATES	Rateable value: £24,750 Rates payable: £11,880 per annum (2018/19)
VAT	The property is not VAT registered.
EPC	The Energy Performance Asset Rating is to be confirmed. A copy of the full Energy Performance Certificate is available upon request.
VIEWING	Strictly by appointment via sole agents:
	PAUL FELTONSTIMPSONS01923 25218830 The Avenuepmf@stimpsons.co.ukWatfordWD17 4AE

The full range of our instructions is available on our website www.stimpsons.co.uk

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