

**36 THE AVENUE
WATFORD, WD17 4NT**



TO LET - £39,500 per annum

Self-Contained D1 Premises in Central Watford
1,814 SQ FT (169 M²)

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| <ul style="list-style-type: none">■ Onsite parking for 4 cars plus short term free on street parking■ 9 minutes walk from Watford Junction Station | <ul style="list-style-type: none">■ Close to High Street shops and Restaurant■ Adjoining 3 other medical uses. |
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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 ²
First Floor:	770 sq ft	71.6 m ²
Second Floor:	367 sq ft	34.1 m ²
Total Offices:	1,814 sq ft	168.7 m ²
Basement:	135 sq ft	12.6 m ²

(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 FELTON
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