

**258 – 260 ST ALBANS ROAD
WATFORD WD24 4AX**



FOR SALE/TO LET

Rent: £30,000 per annum

Sale Price: £560,000 freehold

Retail Premises with A3 (Restaurant) Use

2,010 SQ FT (187 M²)

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| <ul style="list-style-type: none">■ Prominent corner location■ Good passing trade■ Private rear car parking | <ul style="list-style-type: none">■ Double frontage■ Electric security shutters■ A3 planning consent |
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258 – 260 ST ALBANS ROAD, WATFORD, WD24 4AX

LOCATION	The property is located on the corner of St Albans Road (A412) and Balmoral Road within an established retail centre, approximately one mile from Watford town centre.
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DESCRIPTION	The premises comprise a double fronted ground floor shop with A3 (restaurant) use. Additional benefits include rear storage and 2 parking spaces to the rear. A public car park is opposite the property.
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The rear of the property is accessed via Balmoral Road.

ACCOMMODATION	Approximate Net Internal Area: 2,010 sq ft 186.7 m ²
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RENT	The property is available on a new full repairing and insuring lease for a term to be agreed at a rent of £30,000 per annum exclusive.
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SALE PRICE	The freehold is available with vacant possession for a sum of £560,000.
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RATES	Rateable value: £23,250 Rates payable: £11,160 per annum (2018/19) For further information on rates payable please contact Watford Borough Council on 01923 278187
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VAT	The property is VAT Registered and therefore VAT will be charged on the rent and sales price.
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EPC	The Energy Performance Asset Rating is C68. A copy of the full Energy Performance Certificate is available upon request.
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VIEWING	Strictly by appointment via sole agents:
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The full range of our instructions is available on our website

www.stimpsons.co.uk

April 18