

# Property Particulars



Commercial Property Consultants

## A3/A5 RESTAURANT - TO LET

45 LANGLEY WAY, CASSIOBURY ESTATE, WATFORD, WD17 3EA



## LOCATION

Rarely available, the premises are situated within the well-established parade of shops on the Cassiobury Estate, Watford, located on Langley Way directly off Hempstead Road.

## DESCRIPTION

The property comprises a mid-terrace ground floor shop with off street parking to the front and is currently trading as an A3 Restaurant.

Glazed Frontage  
Fully fitted kitchen (not tested)  
Fixtures & Fittings

WC Facilities  
Rear Access

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

T 01923 239080



10 Beechen Grove Watford WD17 2AD E [office@perryholt.co.uk](mailto:office@perryholt.co.uk) W [www.perryholt.co.uk](http://www.perryholt.co.uk)  
Perry Holt & Co Ltd t/a Perry Holt & Co is registered in England & Wales, No. 5381868 Registered Office: Verulam Point, Station Way, St Albans, Herts AL1 5HE

## APPROXIMATE NET AREAS

Approximate net area including the kitchen:-

985 sq ft (91.50 sq m)

## LEASE

Assignment of the current lease for a term of 20 years which we understand expires in September 2034 with 5 yearly rent reviews.

## RENT

£20,000 per annum exclusive. No VAT payable.

## PREMIUM

By way of separate negotiation, the current tenant is seeking in the order of £75,000 plus VAT (if applicable) for the goodwill of the business including the fixtures, fittings and stock.

## SERVICE CHARGE

We understand the current service charge is £1,600 per annum.

## RATES

Rateable Value - £14,750

Rates payable 2018/2019 - £7,080

Rates payable should be verified with Watford Borough Council, Tel: 01923 278466.

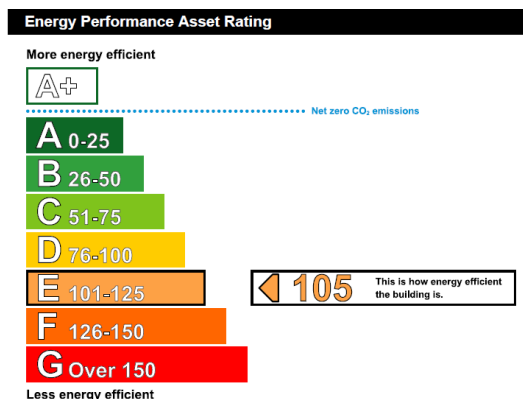
## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

By appointment only please with sole agent:-

Perry Holt & Co  
T: 01923 239080  
E: office@perryholt.co.uk



These particulars are intended only as a guide and must not be relied upon as statements of fact.  
They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

T 01923 239080

