

**FOR SALE FREEHOLD
WITH THE BENEFIT OF PLANNING CONSENT FOR 21 PRIVATE FLATS**

**Residential Development Site or Existing Warehouse Opportunity
In Central Watford just off the High Street**

Crown Passage, Off The Crescent, Watford, WD18 0QW

Options

1. Planning Consent for 21 Private flats being 2 x studio, 16 x 1 bedroom and 3 x 2 bedroom flats. Planning reference number 18/00561/FULM.
2. Existing Building – Approximately 7,947 sq ft GIA warehouse and offices with secure yard/ car parking area to the front.



Artist's impression of the redevelopment



Existing Building

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

Location

As will be seen from the Ordnance Survey plan attached, the property is just off Watford High Street, accessed via King Street and The Crescent by road, with pedestrian access from the High Street. Within walking distance of Watford High Street Station and numerous bus routes. Giving good road access in and out of Watford Town Centre and to the M1 and M25 (Junction 19) which connects to the whole motorway system throughout the South East of interest.

Description

Existing Accommodation

Ground floor warehouse and offices total some 7,027 sq ft. Including ground floor offices and staff facilities of some 1,480 sq ft.

1st Floor Offices – 919 sq ft plus ancillary storage of 180 sq ft.

Total gross internal floor area 7,947 sq ft plus additional storage areas.

Note: All of the above sizes are on a gross internal basis.

To the front of the premises is a self-contained yard and car park for 16 cars.

Planning Consent

In addition, the property has planning consent for residential development as follows: -

21 private residential apartments being above, being 2 x studio, 16 x 1 bedroom and 3 x 2 bedroom flats. Planning reference number 18/00561/FULM.

There is no social housing on site due to a payment of £270,331 towards the provision of affordable housing a CIL payment of £83,515.76 and £2,000 towards the variation of the controlled parking zones. Further details on request.

Full details and plans of the residential development available from vendor's agents.

Price

£2,750,000 for the freehold interest, subject to contract.

VAT

VAT will be payable on the purchase price.

Viewing

By appointment only please through the owner's sole agents: -

Perry Holt & Co
Perry Holt or Joel Lobatto
01923 239080
office@perryholt.co.uk

EPC Ordered

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

