

**37 MERTON ROAD
WATFORD, WD18 0WX**



TO LET - £67,500 per annum

**Builders Merchants/Storage Yard on site of 0.64 acres (2,600 m²)
9,145 SQ FT (849.7 M²)**

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| <ul style="list-style-type: none"> ■ Prominent town centre site ■ 1,266 sq ft retail/trade counter ■ Storage/workshops | <ul style="list-style-type: none"> ■ Surfaced yard ■ Secure site ■ Suitable for a range of uses (subject to planning) |
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LOCATION

The property is located on Merton Road (A4178) on the edge of Watford Town Centre.

The M1 (Junction 5) and M25 (Junction 19) are all within 3 miles of the property.

DESCRIPTION

The property has traded as a builders merchant for many years and comprises retail and storage buildings together with an extensive surfaced yard.

ACCOMMODATION

	Sq Ft	M ²
Ground floor retail	1,266	117.6
First floor offices	760	70.6
Mezzanine storage	745	69.2
Front warehouse	475	44.2
Middle warehouse	3,346	310.9
Rear warehouse	2,553	237.2
Total	9,145	849.7

(approximate gross internal areas)

LEASE

The property is held on a full repairing and insuring lease expiring in February 2024 at a current rent of £67,500 per annum. The lease is protected by the security of tenure provisions of the Landlord and Tenant Acts. A new longer lease may be available from the Landlord

RATES

Rateable value: £49,000
Rates payable: £23,520 per annum (2018/19)

For further information on rates payable please contact Watford Council on 01923 278466.

VAT

The property is VAT Registered and therefore VAT is charged on the rent.

EPC

The Energy Performance Asset Rating is D86. 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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The full range of our instructions is available on our website
www.stimpsons.co.uk

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