

7F DUKES YARD, ACME ROAD, WATFORD, WD24 5AL



FOR SALE - £275,000

Offices with Parking in Watford 762 SQ FT (70.8M²)

- Self contained
- Own kitchenette
- Good natural light
- 2 parking spaces
- Comfort cooling
- Male & female WC's

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LOCATION

Dukes Yard is situated in Acme Road which is directly off Leavesden Road and is a short walking distance from the busy St Albans Road (A412). Watford Junction Station, which provides fast and frequent services to London Euston, and the town centre are also within easy walking distance.

The A41 is within a short driving distance and provides access to J5, M1, the M25 and North London. The M25 is accessed via the A41.

DESCRIPTION

The property is a 3 storey, self-contained mid terraced office building benefiting from 2 parking spaces.

ACCOMMODATION

Ground floor	142 sq ft	13.2 m ²
First floor	359 sq ft	33.4 m ²
Second floor	261 sq ft	24.2 m ²
Total	762 sq ft	70.8 m²

(approximate IPMS3 floor areas)

TERMS

The freehold interest is for sale with vacant possession

SALE PRICE

£275,000

VAT

The property is VAT Registered and therefore VAT will be charged on the sale price.

RATES

Rateable value: £6,400 per annum (2018/19)

Small Business Relief may be available to reduce the Rates Payable. For more information please contact Watford Borough Council. Tel: 01923 278187

Information provided by VOA website (www.voa.gov.uk)

EPC

The Energy Performance Asset Rating is to be confirmed.

VIEWING

Strictly by appointment via sole agents:

Philip Cook
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Watford
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The full range of our instructions is available on our website

www.stimpsons.co.uk

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