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

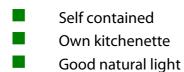


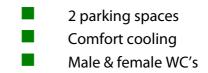


# FOR SALE - £275,000

### **Offices with Parking in Watford**

762 SQ FT (70.8M<sup>2</sup>)







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

LOCATION	Dukes Yard is situated in Acme Road which is directly off Leavesden Road and Is a short waking 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 theA41.		
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 <sup>2</sup>
	First floor	359 sq ft	33.4 m <sup>2</sup>
	Second floor	261 sq ft	24.2 m <sup>2</sup>
	<b>Total</b> (approximate IPMS3 floor areas	<b>762 sq ft</b>	70.8 m <sup>2</sup>
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 mor information please contact Watford Borough Council. Tel: 01923 278187		
	EPC	The Energy Performance Asset Rating is to be confirmed.	
VIEWING	Strictly by appointment via sole agents:		
	Philip Cook	STIMPS	ONS
	01923 604026		Avenue
	pbc@stimpsons.co.uk	Watfor	
	F 6 boundeday	WD174	
	The full range of our instructions is available on our website		

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