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

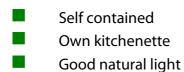


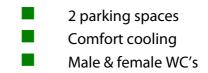


FOR SALE - £275,000

Offices with Parking in Watford

762 SQ FT (70.8M²)







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| 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 ² |
| | First floor | 359 sq ft | 33.4 m ² |
| | Second floor | 261 sq ft | 24.2 m ² |
| | Total (approximate IPMS3 floor areas | 762 sq ft | 70.8 m ² |
| 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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