

7D DUKES YARD, ACME ROAD WATFORD WD24 5AL



FOR SALE - £275,000

Offices with Parking in Watford
767 SQ FT (71.3 M²)

- Currently let until November 2019 at a rent of £12,468 per annum
- Self-contained
- Own kitchenette

- 2 parking spaces
- Comfort cooling
- Male and female WCs

7D 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 walking distance from St Albans Road (A412). Watford Junction Station, which provides fast and frequent services to London Euston, and the town centre are also within approximately 15 minutes walking distance.

The A41 is within approximately 1 mile and provides access to the M1, M25 and North London.

DESCRIPTION

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

ACCOMMODATION

Ground floor	112 sq ft	10.4 m ²
First floor	358 sq ft	33.3 m ²
Second floor	297 sq ft	27.6 m ²
Total	767 sq ft	71.3 m²

(approximate IPMS3 floor areas)

TERMS

The freehold interest is for sale with a lease which expires 1 November 2021.

LEASE TERMS

The offices are currently let on a 5 year FRI contracted out lease to Ebauche Ltd at a rent of £12,468 plus VAT per annum. There is a mutual break option on 1 November 2019 subject to 3 months notice.

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 to nil. 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 E116. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agents:

Philip Cook
01923 604026
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The full range of our instructions is available on our website www.stimpsons.co.uk

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