

## **FREEHOLD INVESTMENT – FOR SALE**

## **PROMINENT SINGLE STOREY SHOP**

**160-162 WATFORD ROAD, CROXLEY GREEN WD3 3BZ**



**Income of £17,000 per annum to show a yield of 6% taking into account normal purchasing costs.**

## **LOCATION**

The premises are prominently positioned on a corner plot on Watford Road conveniently opposite Croxley Green Underground Station and with easy access to Watford and Rickmansworth Town Centres.

Access also to the M25 at Junction 18 and from there to the whole motorway system throughout the south-east.

Within a busy parade of shops which include a variety of occupiers giving a good mix of trades.

## **DESCRIPTION**

The property comprises a single storey retail unit which was fully fitted out by Sewell & Gardner in February 2016.

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

**T 01923 239080**

Amenities include:

- Large Glazed frontage
- Kitchen and WC facilities
- Office and Meeting Room
- Wall Mounted Electric Heaters
- Wall Mounted A/C Unit

## **ACCOMMODATION**

Approximate Net Internal Area: 446 sq ft (41.43 sq m).

## **SALE AND LEASE BACK**

£275,000 for the freehold interest, subject to contract.

Upon completion of the sale Sewell & Gardner Ltd will simultaneously enter into a new 10 year lease with a tenant's only break option and rent review at the end of the 5th year at an annual exclusive rental of £17,000.

## **RATES**

Rateable Value - £12,250

Rates Payable 2018/2019 - £5,880

Interested parties should contact Watford Borough Council on 01923 226400 to verify the rates payable.

## **VAT**

We understand that VAT is not payable on the purchase price.

## **VIEWING**

Strictly by appointment through vendor's sole agents:-:

Perry Holt & Co  
01923 239080  
office@perryholt.co.uk  
www.perryholt.co.uk

EPC Ordered

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