

Property Particulars



Commercial Property Consultants

GROUND FLOOR SHOP FORMERLY TRADING AS A CONVENIENCE STORE

TO LET

150 WHIPPENDELL ROAD, WATFORD, WD18 7NB



Location

Prominently situated on Whippendell Road, which is a busy feeder road into Watford Town Centre and the Intu Shopping Centre and within one mile of Watford Junction Station. With easy access to the M1 at Junction 5 and thereby to the M25 and the whole motorway system throughout the South East.

Description

The property comprises a ground floor retail unit prominently positioned on a corner plot.

Formerly trading as a convenience store where the fixtures, fittings and stock in situ are available by separate negotiation for a figure in the order of £20,000 plus VAT as applicable.

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



10 Beechen Grove Watford WD17 2AD E office@perryholt.co.uk W www.perryholt.co.uk
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Amenities

- Glazed frontage
- Electric Roller Shutter
- W/C and kitchenette facilities
- Comfort Cooling
- Rear Access

Accommodation (Approximate net internal areas)

Retail area – 411 sq ft / 38.18 sq m

Kitchenette and rear store – 89 sq ft / 8.26 sq m

Total – 500 sq ft / 46.45 sq m

Plus Basement - 215 sq ft / 19.97 sq m

Terms

The property is available to let on a new lease for a term to be agreed with appropriate rent reviews.

Rent

£14,000 per annum exclusive.

VAT

We understand the property is not currently registered for VAT, but we assume VAT may be payable in respect of the stock etc.

Rates

Rateable Value - £7,800

Rates payable 2018/2019 - £3,744

Interested parties should contact Watford Council Tel: 01923 226400 to verify the rates payable. Small Business Rates Relief may apply if this were a tenant's only business premises, where no rates would be payable in the current year.

Legal Costs

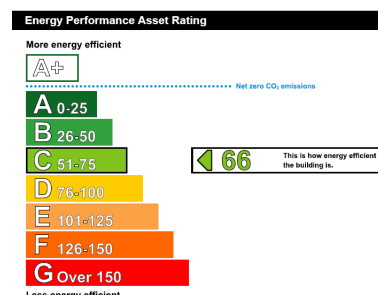
Each party to be responsible for their own legal costs.

Viewing

By appointment only please with Landlord's sole agents: -

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

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