



## Retail Investment Premises and 4 Bedroom Self Contained Flat with Development Potential

### 35 and 35a Market Street

Watford, WD18 0PN

Development, Investment, Retail

## FOR SALE

2,884 sq ft

(267.93 sq m)

- Ground floor shop with basement storage let until 27th January 2031
- 4 bedroom self contained flat currently let on an assured shorthold tenancy
- Potential development opportunity - subject to planning
- Walking distance from Atria shopping centre

# 35 and 35a Market Street, Watford, WD18 0PN

## Summary

Available Size	2,884 sq ft
Price	Offers in excess of £875,000.00
Rates Payable	£7,636.57 per annum
Rateable Value	£18,000
VAT	Applicable
EPC Rating	Upon enquiry

## Description

The premises comprises a ground floor shop with use Class E which is let to a convenience store/off licence.

The first and second floors comprise a 4 bedroom self contained flat with separate bathroom and kitchen and is let on an assured shorthold tenancy. We also believe that the flat has potential for subdivision in to smaller flats (subject to planning).

## Location

The property is situated on Market Street which is located in Watford town centre and is accessed from A411 Exchange Road (the town centre ring road). The Atria shopping centre and a range of restaurants and cafes are within 5 minutes walk.

Watford High Street station is within 10 minutes walk offering London overground service to North London suburbs and London Euston. Watford Junction station is within 15 minutes walk offering mainline services to London Euston (approx 16 minutes), the Midlands and Clapham Junction.

## Tenancies

The ground floor shop is currently let on a full repairing and insuring lease which expires on 27th January 2031 and is outside the landlord and tenant act. The rent is currently £25,000 per annum and the lease is subject to a tenant break and rent review on 27 January 2026. The flat is let on an Assured Shorthold Tenancy for one year. The rent is currently £1,550 per month.

## Accommodation

The accommodation comprises the following areas:

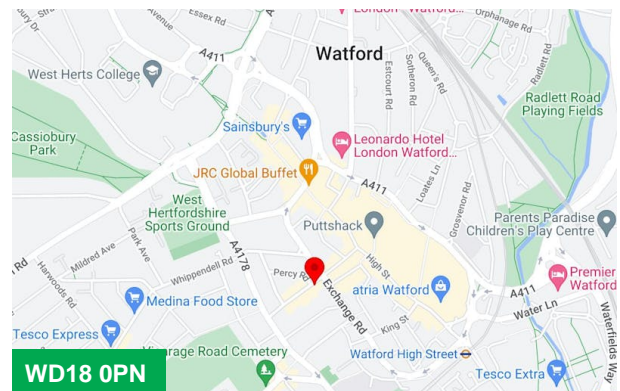
Name	sq ft	sq m
Ground - Shop	1,012	94.02
Basement - Office	495	45.99
1st - 2nd Floor	1,377	127.93
<b>Total</b>	<b>2,884</b>	<b>267.94</b>

## Viewings

Strictly by appointment via sole agents.

## Terms

The freehold investment of the whole property is available for offers over £875,000.



## Viewing & Further Information

### Philip Cook

01923 604 026 | 07801 098097  
philip.cook@stimpsons.co.uk

### Stimpsons

**01923 252188**

Suite 1A, Building 6, Hatters Lane, Croxley Park,  
Watford, WD18 8YH