

# PERRY HOLT

PROPERTY CONSULTANTS

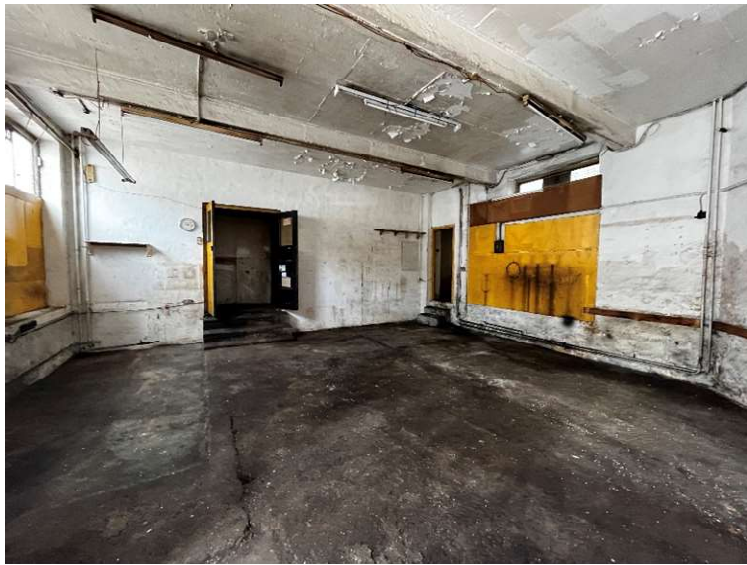
# FOR SALE

Rarely available mixed use  
opportunity

192-194 Queens Road, Watford, WD17 2NT





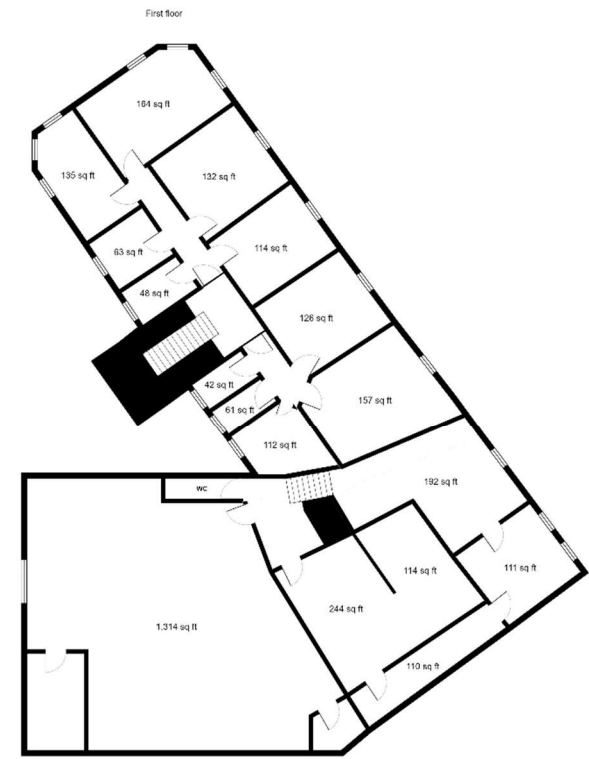
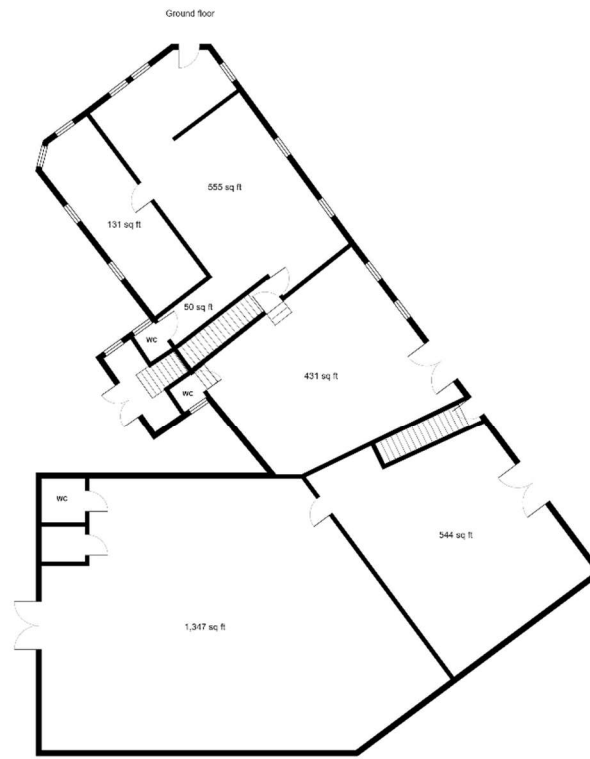
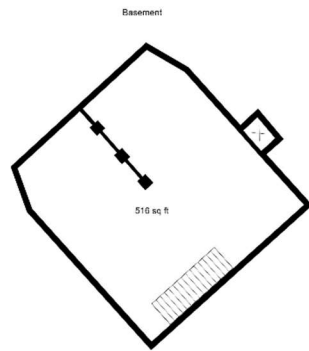




## ACCOMMODATION

	Sq ft	Sq m
Ground Floor	3,058	284
First Floor	3,239	301
Basement	516	47.94
<b>Total</b>	<b>6,813</b>	<b>632.94</b>

Viewing is highly recommended as we were unable to carry out floorplans for parts of the premises due to access arrangements.



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## AMENITIES

- ✓ Prominent corner position
- ✓ Walking distance to Watford's office boulevard
- ✓ 500 yards from Watford Junction Station
- ✓ Potential redevelopment

## LOCATION

The property is located on Queens Road between the Town Centre shops and Watford Junction Station. Watford itself is Hertfordshire's main commercial hub. Located approximately 20 miles North of London and some 7 miles from St Albans. Enjoying very good transport links, train services to London Euston (14 mins) and numerous bus routes. Road connections are good with the M1 motorway at Junction 5 some 1.6 miles from the property, and Junctions 19 and 20 of the M25 some 3.2 and 3.8 miles respectively.

## DESCRIPTION

Occupying a large prominent corner of Queens Road and Sotheron Road, this building offers a range of future redevelopment opportunities subject to planning permission. The building comprises of four commercial units, two on the ground floor, two on the first floor and two vacant apartments. Two of the commercial units are vacant, whilst the two other units are occupied by Cramer Music and a leaflet distribution company. Cramer Music are holding over from an expired lease but are protected under the Landlord and Tenant Act 1954 paying £7,000 per annum. The leaflet distributor pays £2,400 per annum under a Tenancy at Will. The building is in need of refurbishment so presents a wide range of opportunities ranging from a refurbishment of the existing or a potential redevelopment of the building.

## PRICE

£930,000 for the Freehold interest.

## VAT

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

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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FIRST FLOOR OFFICES 165-167 HIGH STREET  
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

**JOEL LOBATTO**

HEAD OF COMMERCIAL

PROPERTY

07786 928311

01923 239080

joel@perryholt.co.uk

**BEN HOWARD**

LAND & COMMERCIAL

07527 709064

01923 239080

ben@perryholt.co.uk