

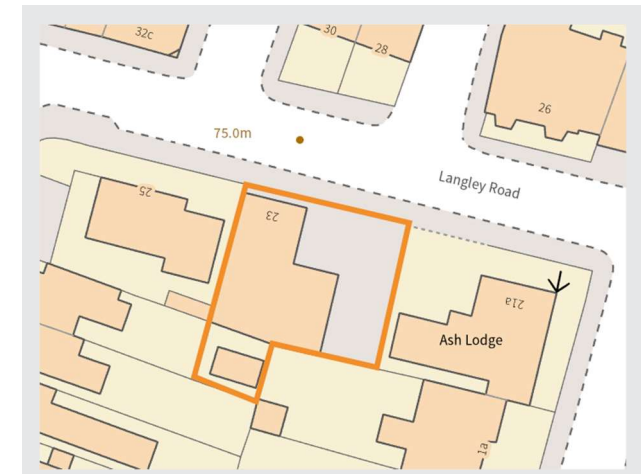
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

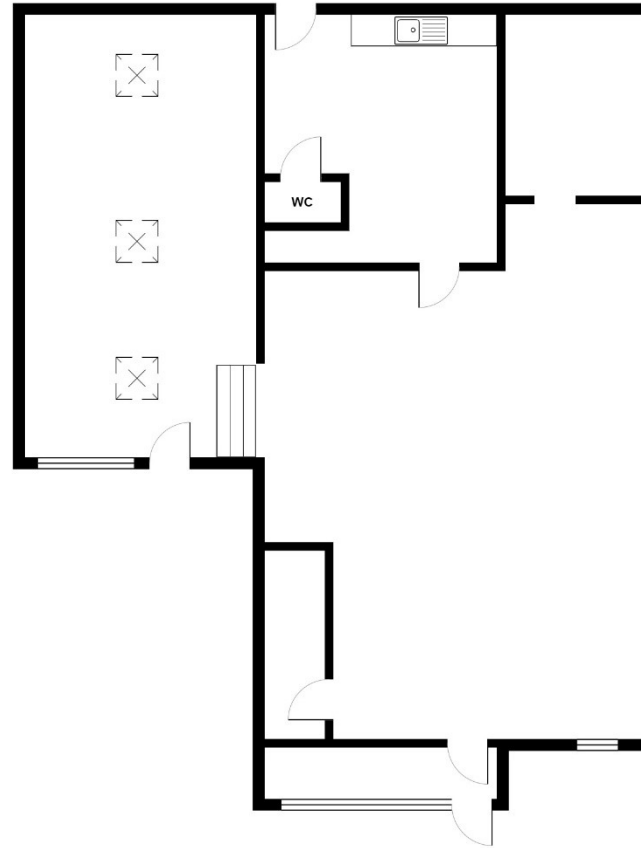
Mixed use building with car
parking

23 Langley Road, Watford, WD17 4PR



ACCOMMODATION

	Sq ft	Sq m
Ground floor commercial	1,704	158.31
Studio flat	393	36.6
Total:	2,097	194.82
Site area:	3,659	339.93



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

- ✓ Mixed use building
- ✓ Good parking facility
- ✓ Redevelopment potential STPP
- ✓ Close to transport links

LOCATION

Prominently positioned on Langley Road which serves as the main feeder road down to St Albans Road with plenty of foot and vehicle traffic. Watford Junction is 500 yards from the location, which offers fast rail connectivity into London Euston and Watford Metropolitan Station is a mile away. Atria Watford Shopping Centre is walking distance which offers a variety of retail shops and restaurants along with the thriving High Street as well. One of the main business hubs in Watford, Clarendon Road, which is home to TJX Europe and PwC to name a few is located a short walk away as well. The site is also in a key location for key road links as the M25 J19 is 2 miles away and the M1 J5 is 1.87 miles from the site.

DESCRIPTION

Occupying a 3,659 sq ft site area, we are pleased to offer to the market this mixed use building with car parking facility. The ground floor commercial unit is currently occupied by a fancy dress retail shop which offers large glazed frontage, vast floor space, kitchen, WC and a basement. There is a studio flat separately accessed on the first floor and is currently let on an AST. The site will be sold with vacant possession. Externally, there is a car park accessed directly off Langley Road and offers parking for 9 cars. The site width fronting the road is approximately 60ft wide where 50ft of the width has a dropped kerb offering easy access.

PRICE

£1,100,000 for the Freehold interest.

RATES

Rateable value: £13,750. Rates payable 2023/24 £6,861.25. Interested parties should contact Watford Council – 01923 226400 to verify the rates payable. Small business rates relief may apply.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs

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