

FREEHOLD



Commercial (EPC Rating:)

QUEENS ROAD, WATFORD, WD17 2NX

Guide Price

£630,000



null Bedroom Commercial located in Watford

Warren Anthony Commercial are delighted to bring to the market this mixed freehold commercial/residential investment Victorian in age all fully let and income producing with the shop now let by way of a 3 years lease from 10 June 2024 at a rent of £7,200.00 per annum exclusive subject to either a break clause and/or rent review at the end of the first year on receipt of three months written notice on either side. All three self-contained flats currently let and income producing with further information available on request.

Full Description

Warren Anthony Commercial are delighted to bring to the market this mixed freehold commercial/residential investment Victorian in age all fully let and income producing.

The property it is located on Queens Road within a short walking distance of the town centre with its many multiple and local shopping facilities including the Atria Shopping Centre, restaurants, dine in and takeaway, coffee shops and bars. Also close to Watford Junction Mainline Railway Station as well as access to the M1 and M25 motorways, A41 and A1.

The property it comprises to the front a ground floor shop 244 square feet approx. to include staff toilet with at the rear a self contained one bedroom flat with a further self contained one and a half bedroom flat on the first floor all currently let and income producing as follows.

Ground floor shop trading now as a newly established off licence/convenience store let in August 2022 initially on a new one year renewable tenancy under the terms of The Law Society Lease (Unregistered) at a rental equivalent to £600.00 per calendar month/£7,200 per annum exclusive payable now monthly in advance.

Ground floor rear self contained one bedroom flat currently let on an Assured Shorthold Tenancy at a rental of £900.00 per calendar month/£10,800 per annum exclusive.

First floor self contained one and a half bedroom flat currently let on an Assured Shorthold Tenancy at a rental of £1,000.00 per calendar month/£12,000 per annum exclusive.

Total income currently £30,000 per annum exclusive.

Terms

Available freehold with a guide price of £630,000 subject to contract to include all current income in the sum of £30,000 per annum exclusive with potential on renewal to improve subject to negotiation.

Viewing

Strictly by prior appointment only through Warren Anthony Commercial 01923 220012 option 3

VAT

VAT if payable on the purchase to be confirmed.

Legal Costs

With each party to be responsible for the payment of their own legal costs incurred in this transaction.

Energy performance certificates for each of the shop and two flats they are available upon request.

Local authority Watford Borough Council.

A holding deposit will be required to secure the property. The deposit will buy a period of exclusivity and will be held in the Warren Anthony client account.

Any fixtures, fittings, equipment, machinery and plant which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.

Warren Anthony for themselves for the Lessors, Vendors and their agents give notice that,


1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
2. These details do not constitute any part of an offer or contract.
3. All statements or details contained within these particulars are without any responsibility on any part to Warren Anthony.
4. All rent, prices, fees and charges are quoted exclusive of VAT.

Council Tax Band

Call us on

Energy Performance Graph

<https://www.warrenanthony.co.uk>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the