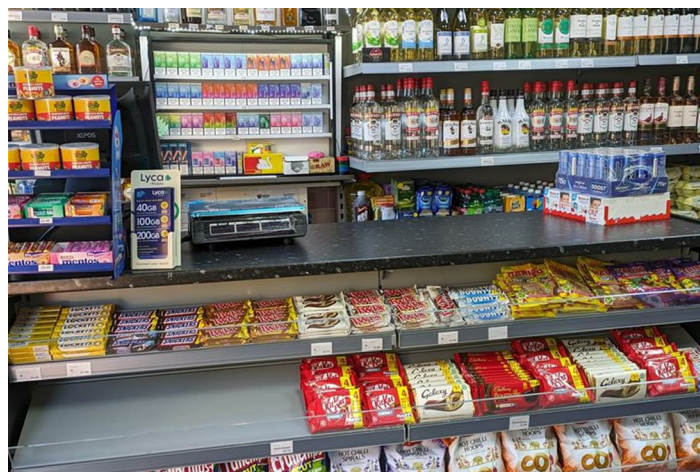


FREEHOLD



Commercial (EPC Rating: )

QUEENS ROAD, WATFORD, WD17 2NX

Realistic Offers Considered

£580,000



# 3 Bedroom Commercial located in Watford

Warren Anthony Commercial are delighted to bring to the market this mixed use freehold commercial/residential investment Victorian in age all fully let and income producing with the shop now let by way of a new 3 years lease from 10 June 2024 at a rental of £600.00 per calendar month/ £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.

Ground floor rear self contained one bedroom flat currently let on an Assured Shorthold Tenancy from 30 October 2023 recently renewed subject to a periodic tenancy from 30 October 2024 at a rental of £1,100.00 per calendar month/£13,200.00 per annum.

First floor self contained two bedroom flat currently let on a periodic tenancy from 18 January 2024 at a rental of £1,000.00 per calendar month/£12,000.00 per annum.

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Available freehold for £580,000 subject to contract with realistic offers considered to include all current income in the sum of £2,700.00 per calendar month/£32,400 per annum exclusive with potential on renewal to improve subject to negotiation.

Viewing Strictly by prior appointment only through Sole Agent 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.

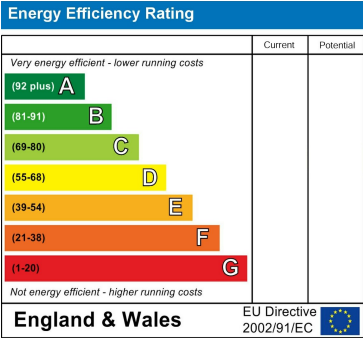


Council Tax Band

Call us on

Energy Performance Graph

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



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

