

Leisure (EPC Rating:)

**THE PARADE, HIGH STREET,
WATFORD, WD17 1LN**

Per Month

£15,000 Per

new Bedroom Leisure located in Watford

Warren Anthony Commercial are delighted to bring to the market the recently refurbished Canvas Bar & Nightclub a legendary Watford Club suitable for every occasion and every need arranged over two floors 4,630 square ft approx. of dancing, varied music and state-of-the-art sound system with a capacity for more than 450 partygoers and ideally located at the top end of the town currently open on Friday and Saturday between 7pm-3am but having an existing licence to open Monday through to Sunday everyday between 10am-3am.

Each floor has the benefit of having its own self contained entrance, bar and kitchen, male and female toilets as well as to the whole off road parking at the rear for a maximum of 3 cars.

Lease - Available by way of a new full repairing and insuring 10 years lease with 3 yearly upward only rent reviews at a rent of £180,000 per annum exclusive (equivalent to £15,000 per calendar month).

Premium/price - Upon application subject to contract.

Rates payable £19941

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Each floor has the benefit of having its own self contained entrance, bar and kitchen (with kitchen on the ground floor only) male and female toilets and off road parking at the rear for a maximum of 3 cars.

It is situated at the top end of the town close to the pond and Civic Centre surrounded by many bars, cafes and restaurants also town centre car parks, rail and bus services and easy access to both the M1 and M25 motorways.

Lease - Available by way of a new full repairing and insuring 10 years lease with 3 yearly upward only rent reviews at a rent of £180,000 per annum exclusive (equivalent to £15,000 per calendar month).

Premium/price - Upon application subject to contract for the benefit of the new lease and

all fixtures and fittings.

Business rates - With a rateable value of £44,000 from 1 April 2023 to present with further information from the Valuation Office Agency website www.voa.gov.uk

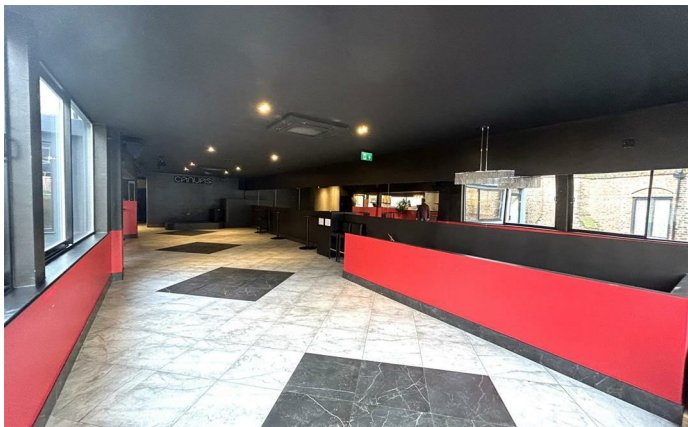
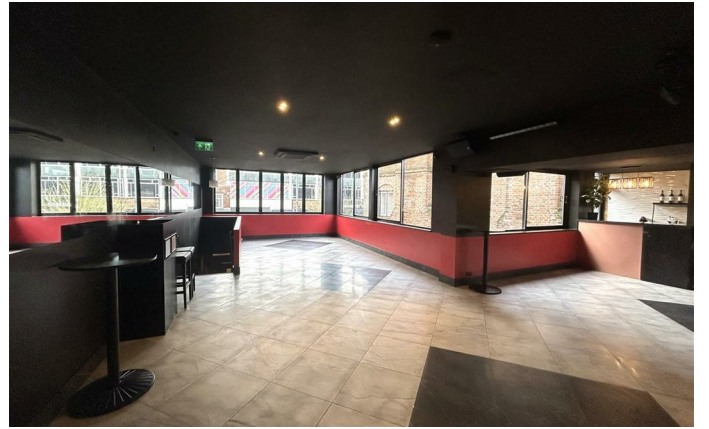
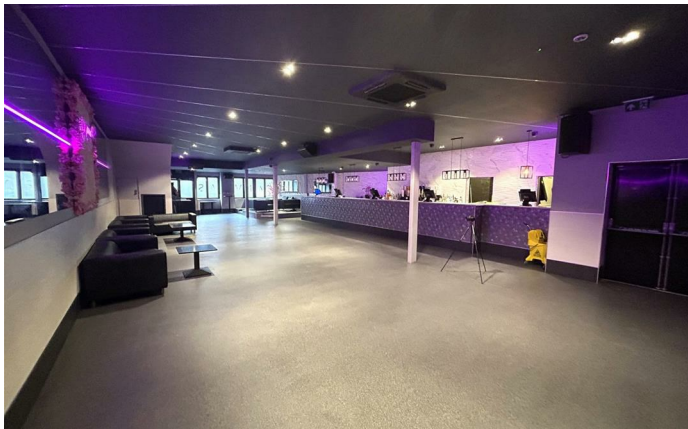
Legal costs - To be confirmed.

Energy performance certificate - With an Energy performance asset rating to be confirmed with copy available on request.

Reference charge - Warren Anthony Commercial will charge a fee of £300 plus VAT for taking up references for any proposed tenant. This fee will be non-refundable after references have been taken, whether they are accepted or not by the Landlord.

Holding deposit - A holding deposit of £300 will be required to secure the property and this to secure a period of exclusivity.

Viewing - By prior appointment only.




WATFORD COMMERCIAL | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

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