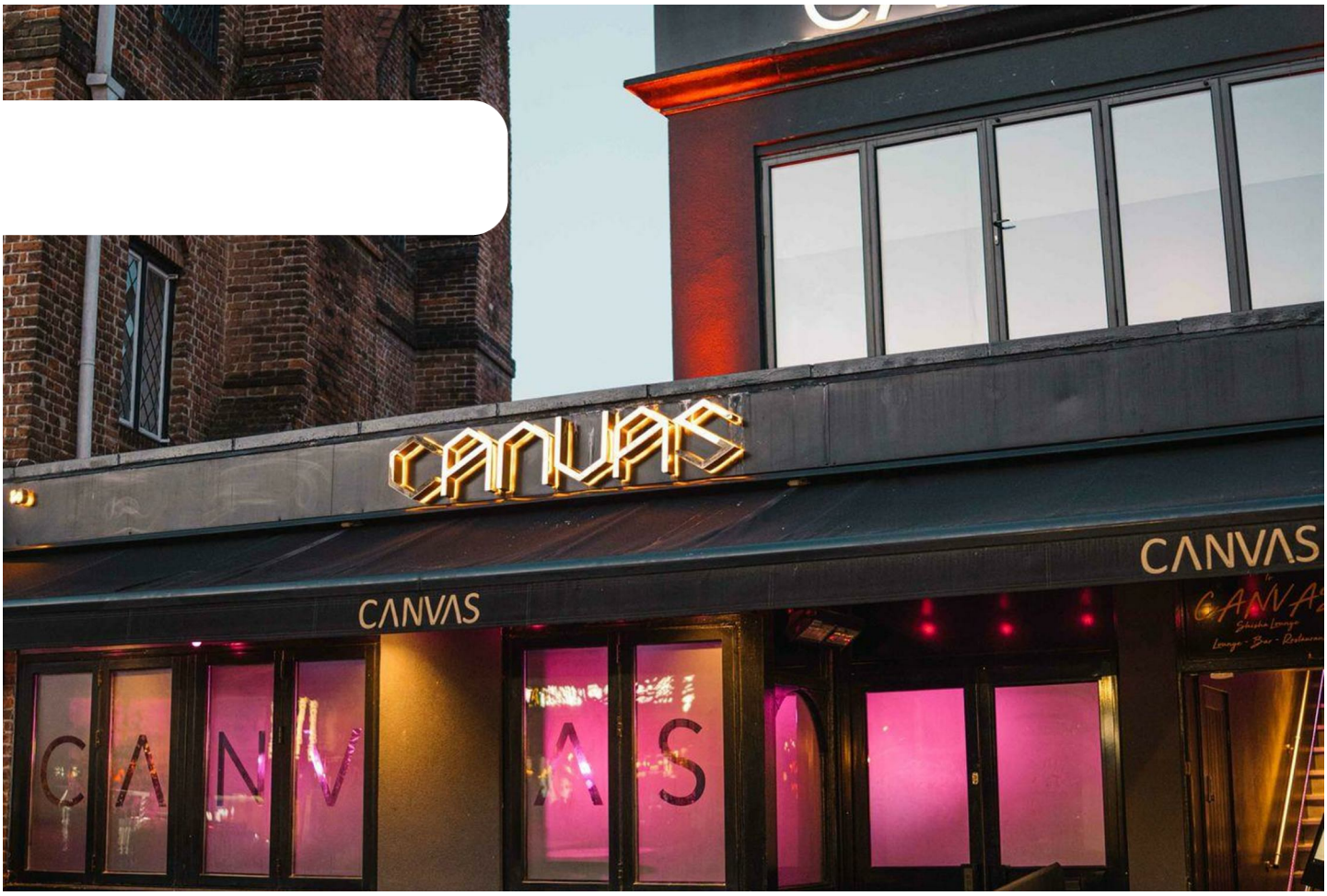

Leisure (EPC Rating:)

THE PARADE, HIGH STREET, WATFORD, WD17 1LN

Per Month

£15,000 Per

null Bedroom Leisure located in Watford

Warren Anthony Commercial are delighted to bring to the market this extensively refurbished to the first floor Canvas Bar & Nightclub a legendary Watford Club suitable for every occasion and every need arranged over two floors with 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 Thursday, Friday, Saturday and Sunday between the hours of 7pm-3am but as well as 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 (on the first floor only), male and female toilets as well as off road parking at the rear for a maximum of 3 cars.

Canvas Bar & Nightclub

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Each floor has the benefit of having its own self contained entrance, bar and kitchen (on the first floor only), male and female toilets as well as 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 £15,000 per calendar month equivalent to £180,000 per annum exclusive.

Premium/price - £300,000 subject to contract for the benefit of the new lease, business, fixtures and fittings.

VAT if applicable to be confirmed.

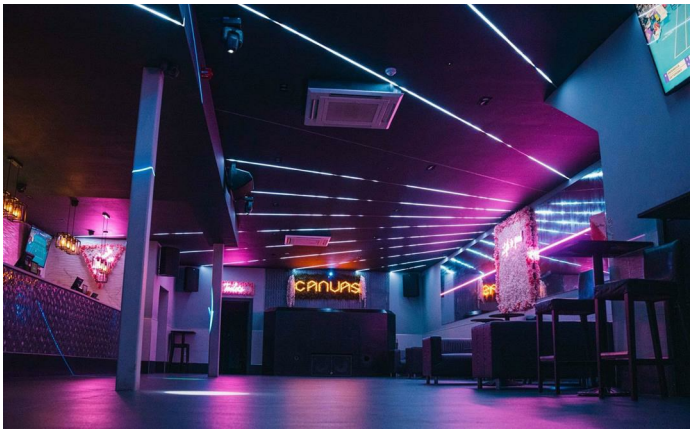
Rates payable we understand to be £19941 per annum but all interested parties are invited to make their own enquiries to the local rating authority at Watford Borough Council.

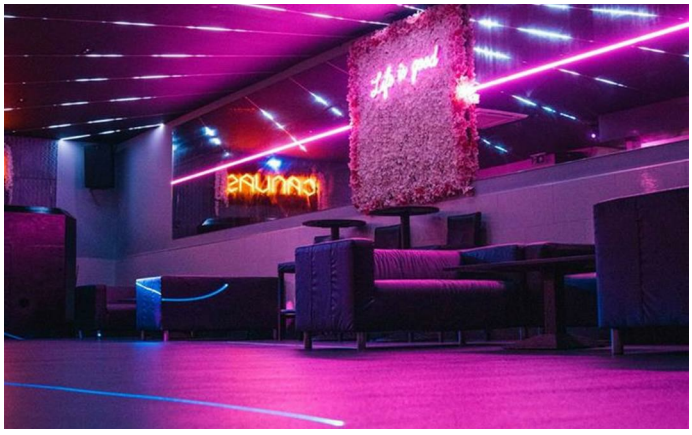
Energy performance certificate available upon application.

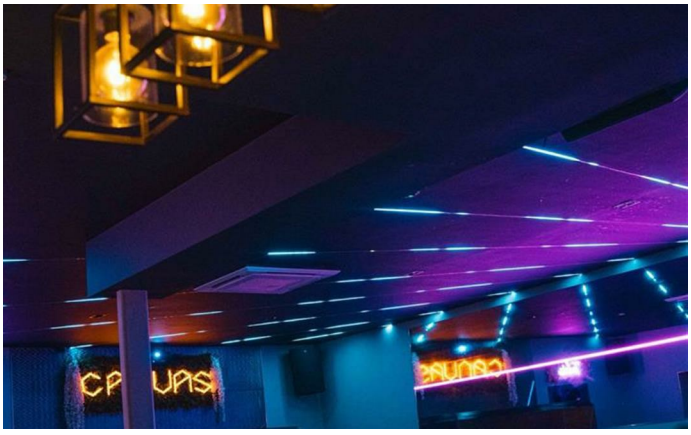
A non-refundable deposit in the sum equivalent to 10% of the premium/price as agreed to be taken by Warren Anthony Estate Agents this on agreeing terms and prior to proceeding with any legals and this to allow the property to be removed from the market and the agent on behalf of the Landlord to carry out its due diligence to include receipt of references and/or accounts etc.

Legal costs including those of the Landlord to be borne by the ingoing tenant.

Viewing strictly by prior appointment only through Sole Agent Warren Anthony Commercial 01923 220012 option 3



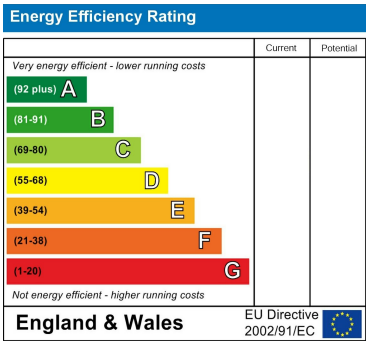




WATFORD COMMERCIAL | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Council Tax Band

Energy Performance Graph



Call us on

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