



Commercial (EPC Rating: )

VICARAGE ROAD, WATFORD, WD18  
0EH  
Reduced To  
**£70,000**

# 0 Bedroom Commercial located in Watford

Warren Anthony Commercial is pleased to present an exceptional opportunity to acquire a well-located commercial property on Vicarage Road, Watford. This charming shop, restaurant, or takeaway, currently operating as Chai Green, boasts a generous area of 650 square feet and is housed in a building dating back to 1890, adding a touch of historical character to the premises.

Situated in the pedestrianised section of Vicarage Road, this property benefits from a high volume of foot traffic, making it an ideal spot for any business looking to thrive in a bustling environment. The location is particularly advantageous, with the town centre just a five-minute walk away, ensuring a steady stream of potential customers. Additionally, the proximity to both the Watford football ground and Watford General Hospital further enhances its appeal, attracting a diverse clientele throughout the week.

This property presents a unique chance for entrepreneurs and investors alike to establish or expand their business in a vibrant area of Watford. With its prime location and historical charm, this commercial space is not to be missed. We invite you to explore the potential that this property holds for your business aspirations.

## Chai Green

Warren Anthony Commercial are delighted to bring to the market this well located shop/restaurant/takeaway currently trading as Chai Green situated on the pedestrianised part of Vicarage Road with good footfall leading to the town centre within about 5 minutes walking distance as as both the football ground and Watford General Hospital nearby.

The premises arranged over ground floor and basement it comprises on the ground floor a shop/restaurant/takeaway with counter and seating capacity currently for a minimum of 20 persons, WC and to the rear leading to a separate kitchen, washing up area and preparation facility as well as steps down to the basement storage.

### Floor area

Ground Floor 38.5 square metres/415 square feet approx.

Basement 21.9 square metres/235 square feet approx.

Total 60.4 square metres/650 square feet approx.

Lease available by way of a new full repairing and insuring 10 years lease from January 2025 with 3 yearly upward only rent reviews.

Rent £1,700.00 per calendar month/£20,400 per annum exclusive of all outgoings.

Premium just now reduced (01/10/2025) to £70,000 subject to contract for the benefit of the lease, business as a going concern, all fixtures and fittings at present in situ and stock on completion at valuation.

Turnover currently we understand between

£3,000-£4,000 per week.

Trading hours currently Monday-Sunday 9am-11pm.

Rateable value £6,100.00

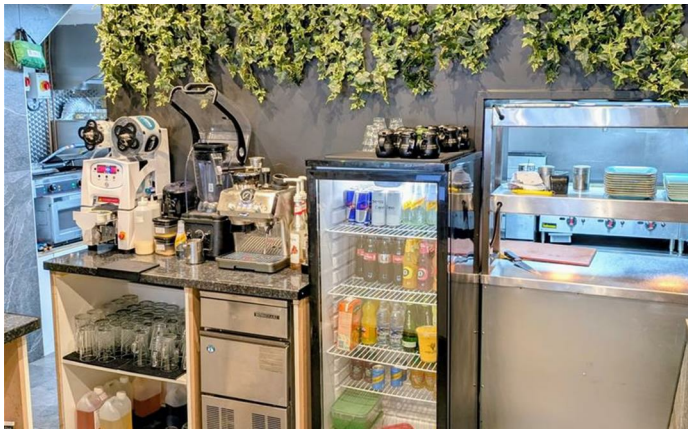
Legal costs with each party to be responsible for the payment of their own legal costs incurred in any transaction.

EPC (Energy Performance Certificate) to be confirmed.

Deposit with a non-refundable deposit of £300.00 payable by the ingoing tenant/buyer payable on agreeing terms subject to contract payable to the selling Agent Warren Anthony Estate Agents (and does not form part of any other payment including the premium, rent and rent deposit) to which once received the premises will then be withdrawn from the market and legal formalities commenced.

Note the client/tenant looking to sell due to a change in personal circumstances but offers a thriving business with much potential to improve the already well established turnover and with the new football season having again just started.

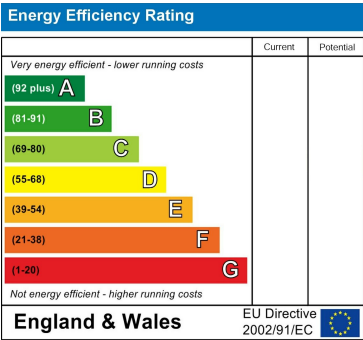
Viewings strictly by prior appointment only through the sole agents Warren Anthony Commercial 01923 220012 option 3.



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

Council Tax Band

Energy Performance Graph



Call us on  
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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

