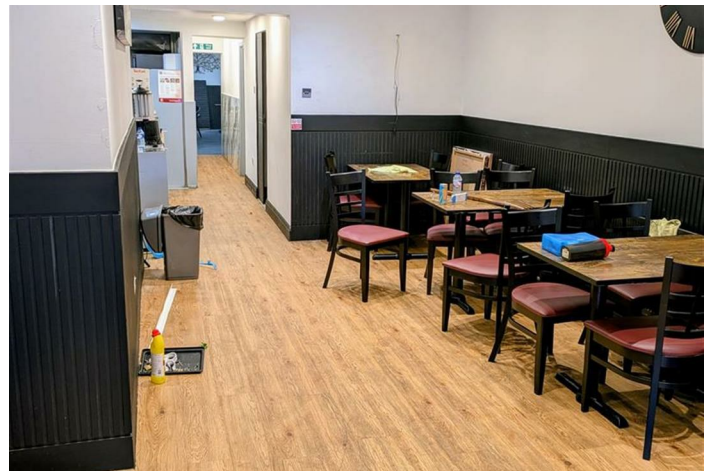
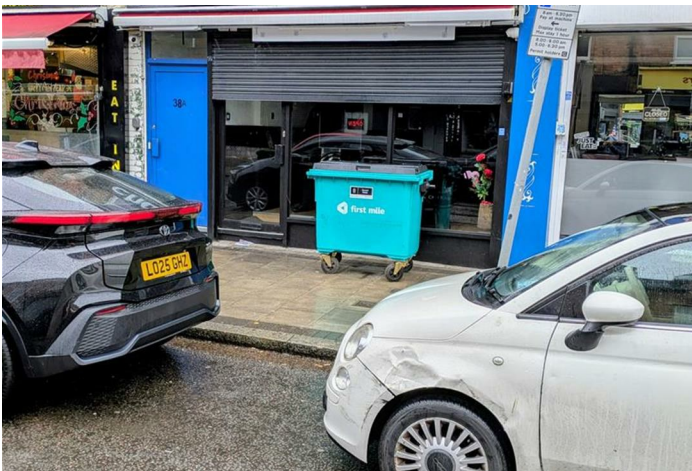


LEASEHOLD



Restaurant & Take Away (EPC Rating:)

MARKET STREET, WATFORD, WD18

OPY

Offers Over

£50,000

WARREN
ANTHONY



0 Bedroom Restaurant & Take Away located in Watford

Warren Anthony Commercial are delighted to bring to the market this ground floor fully fitted restaurant and takeaway until recently trading as the Chai Khana Cafe & Restaurant on Market Street close to many other local traders and within easy walking distance of the High Street with its shopping centre, multiple and local traders, rail stations and nearby M1 & M25 motorways.

Ground Floor Retail Area 93.45 square metre / 1005 square foot approx.

Ground Floor Internal Storage 6.1 square metre / 65 square foot approx.

Ground Floor Staff Toilets

Total Area 99.55 square metre / 1071 square foot approx.

Available by way of a new full repairing and insuring 25 years lease from August 2025 subject to periodic upward only rent reviews to be confirmed.

Rent £27,600 per annum exclusive (equivalent to £2,300 per calendar month exclusive of all outgoings).

Premium/Price with offers invited over £50,000 subject to contract for the benefit of the lease and all fixtures and fittings at present in situ.

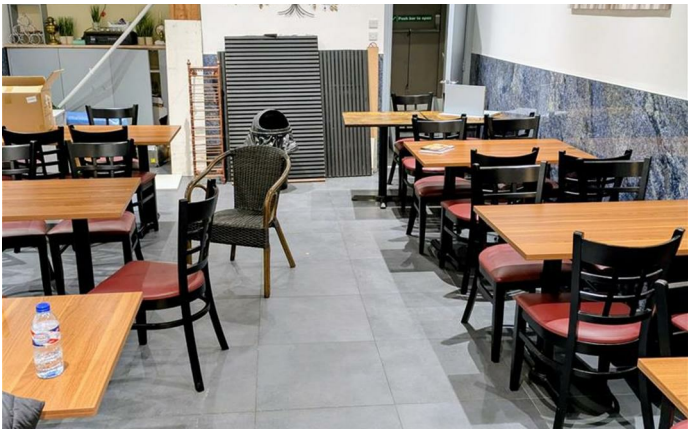
VAT if applicable on any of the above to be confirmed.

Rateable value £19,000 with rates payable to be confirmed but any interested party it is recommended that they make their own enquiries to the local rating authority at Watford Borough Council.

Non-refundable deposit payable on agreement of any sale in the sum of £1,000.00 to Warren Anthony Estate Agents this as a one off payment to not only to secure the property and for it to be removed from the market but a gesture also of goodwill and does not form part of any other payment and/or deposit.

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

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



Council Tax Band

Energy Performance Graph



Call us on
01923 220012
sales@warrenanthony.co.uk
<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

