

LEASEHOLD



Restaurant & Take Away (EPC Rating: )

MARKET STREET, WATFORD, WD18

OPY

Asking Price

£85,000

# 0 Bedroom Restaurant & Take Away located in Watford

Warren Anthony Commercial are delighted to bring to the market until recently trading as Our Brothers Cafe currently now vacant this ground floor restaurant and takeaway arranged over the ground floor only comprising some 94.25 square m / 1,014 square ft approx. including staff toilets it occupies a prime location on Market Street close to the ring road, town centre and surrounded by a mix of mainly local traders to include barber shops, hairdressers, restaurants, cafes and The Market Tavern Public House within two doors away.

## **Ou Brother Cafe**

Warren Anthony Commercial are delighted to bring to the market until recently trading as Our Brothers Cafe currently now vacant this ground floor restaurant and takeaway arranged over the ground floor only comprising some 94.25 square m / 1,014 square ft approx. including staff toilets it occupies a prime location on Market Street close to the ring road, town centre and surrounded by a mix of mainly local traders to include barber shops, hairdressers, restaurants, cafes and The Market Tavern Public House within two doors away.

Also within close proximity of Watford High Street mainline railway station and near to the M1 and M25 motorways.

Available by way of an original 30 years full repairing and insuring lease from 2018 with 23 years approx. remaining subject to 5 yearly upward only rent reviews {with next rent review in 2028) at a rent of £2,500.00 per calendar month/£30,000.00 per annum exclusive and premium of £85,000.00 subject to contract for the benefit of the lease and all fixtures and fittings at present in situ.

Alternatively, to be taken on a new full repairing and insuring lease for a term to be agreed at a rent of £3,500.00 per calendar month/£42,000.00 per annum exclusive subject to 5 yearly upward only rent reviews

but to be compliant with the existing head lease the next rent review will be in just under 3 years approx. thereafter 5 yearly plus rent deposit payable on completion and equivalent to 3 months rent equivalent to £10,500.00.

VAT whether payable to be confirmed.

Rateable Value currently £19,750 but subject to a future change from 01 April 2026 to £30,750.

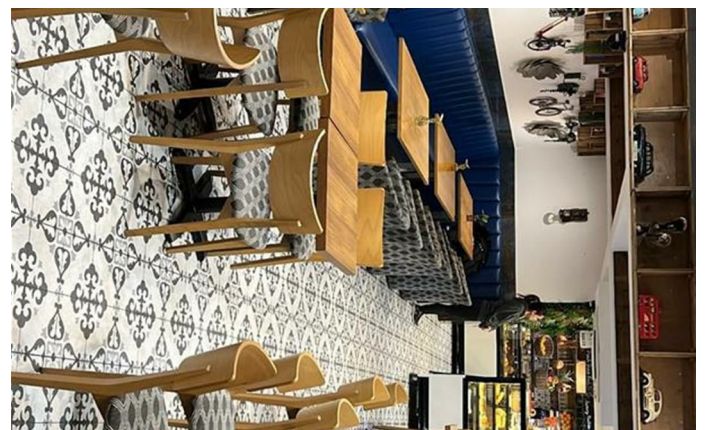
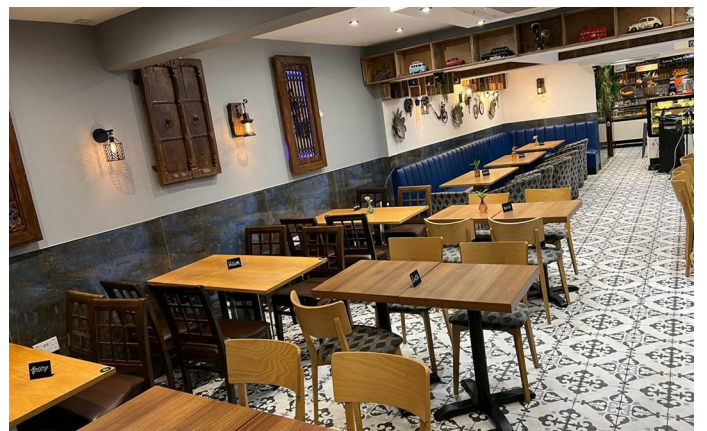
Use E1 Cafe & Premises.

Legal Costs with both parties legal costs to be borne by the new ingoing tenant and/or buyer/purchaser.

EPC/Energy Performance Certificate available upon request.

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

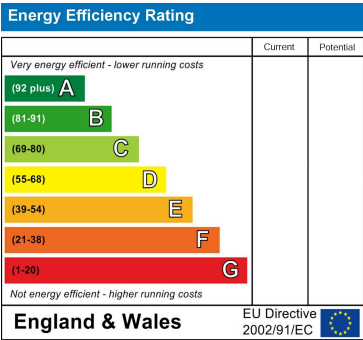




WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Council Tax Band

Energy Performance Graph



Call us on  
**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

