

LEASEHOLD



Leisure (EPC Rating:)

QUEENS ROAD, WATFORD, WD17 2LA

Price Guide

£550,000



0 Bedroom Leisure located in Watford

Warren Anthony Commercial are delighted to bring to the market the lower two floors of this unique period corner building comprising currently a vacant ground floor bar/restaurant with lower ground floor with the latter it having its own bar, kitchen and separate access and ideal for small private parties etc.

Ground Floor 1064 sq ft approx.
Lower Ground Floor 786 sq ft approx.
Total Floor Area 1850 sq ft approx.

The property it has we understand a very long history of being run as a bar, restaurant and nightclub and offered also currently with the benefit of various licences necessary to operate accordingly these having already been granted with scope for much potential as well as possible planning for conversion into 4 x studio flats subject to permission.

Located on Queens Road within close proximity of both the town centre and Watford Junction Mainline Rail Station with easy access to the M1 and M25 motorways also.

Lease originally 999 years unexpired from 25/12/2013 with 979 years approx. remaining including ground rent of 1 peppercorn per annum with guide price of £550,000 subject to contract.


EPC rating D with Council Tax tbc.



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

Council Tax Band

Energy Performance Graph

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	

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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

