

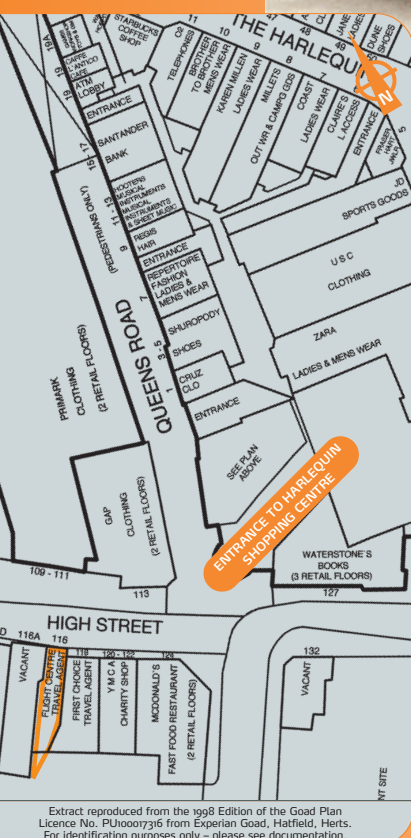
lot 31

116 High Street, Watford Hertfordshire WD17 2BJ

Rent
£30,150
per annum
exclusive

Freehold Retail Investment

- Entirely Let to Flight Centre (UK) Limited
- Prominently situated in prime retail position
- Approximately 25 metres from an entrance to the Harlequin Shopping Centre
- Nearby occupiers include McDonald's, Primark, Marks & Spencer and Gap



Location

Miles: 17.5 miles north-west of Central London
Roads: A411, M1 (Junction 5), M25 (Junction 19)
Rail: Watford High Street Railway Station
Air: London Heathrow Airport

Situation

The property is prominently situated in a busy retailing parade on the western side of the High Street, some 25 metres from the entrance to the Harlequin Shopping Centre housing retailers such as John Lewis, Boots, W H Smith, Next, Primark and Marks & Spencer. Other nearby occupiers include McDonald's, Costa Coffee, Game and Gap.

Description

The property comprises a ground floor retail unit with first floor ancillary accommodation and basement accommodation. The property also benefits from a rear yard accessed from King Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	71 sq m (768 sq ft)	Flight Centre (UK) Limited (1)	15 years from 17/06/2002 on a full repairing and insuring lease	£30,150	24/06/2012
Basement		28 sq m (308 sq ft)				
First	Ancillary (2)	24 sq m (259 sq ft)				
Totals		123 sq m (1,335 sq ft)			£30,150	

- (1) For the year ending 30th June 2010, Flight Centre (UK) Limited reported a turnover of £204,446,000, pre-tax profits of £3,002,000 and a total net worth of £25,169,000. (Source: www.riskdisk.com 14/04/2011)
(2) The original staircase to the first floor has been removed and it is therefore currently inaccessible.

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