

lot 11

144 High Street
Watford, Hertfordshire WD17 2EN

Rent
£45,000
per annum
exclusive

Freehold Restaurant Investment

- Entirely let to individuals, t/a Café Mezza Restaurant until 2024
- Prominently situated in a prime retail position
- Outstanding 2009 rent review

- Located directly opposite the Harlequin Shopping Centre
- Nearby occupiers include Boots the Chemist, Pizza Express, Toni & Guy and Waterstone's
- Six Week Completion Period Available



Location

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

Situation

The property is situated in a prominent location on the southern side of High Street directly opposite the Harlequin Shopping Centre which houses retailers such as John Lewis, W H Smith, Next, Primark and Marks & Spencer. Other nearby occupiers include Boots the Chemist, Pizza Express, Toni & Guy and Waterstone's.

Description

The property comprises a ground floor restaurant unit with first floor storage accommodation. The property also benefits from a yard to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	151.6 sq m (1,632 sq ft)	INDIVIDUALS (t/a Café Mezza Restaurant) (1)	20 years from 23/12/2004 until 22/12/2024 on a full repairing and insuring lease	£45,000	23/12/2009 (2) and five yearly thereafter
First	Storage	53.9 sq m (580 sq ft)				
Totals		205.5 sq m (2,212 sq ft)			£45,000	

(1) Café Mezza Restaurant, which opened in 2004, offers some of the finest Lebanese cuisine in London. Another Mezza restaurant, Mezza Pizza opened in 2002 and operates from Villiers Road, Watford. (Source: www.cafemezza.com 31/05/2011)
(2) Please note that the 2009 rent review is outstanding.

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