

lot 48

76 High Street, Watford  
Hertfordshire WD17 2BP

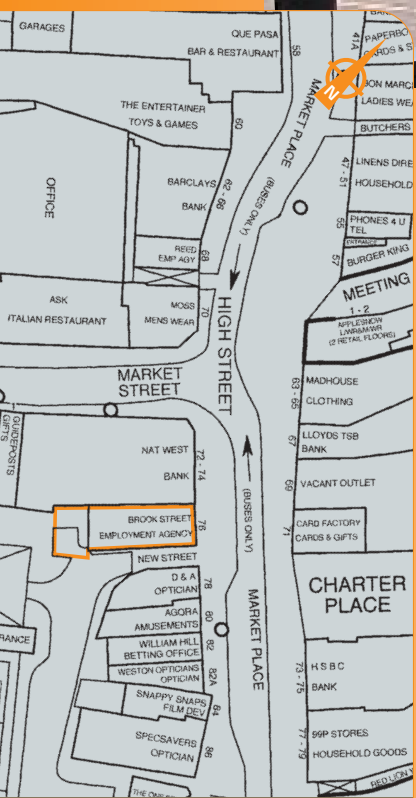
Rent  
**£67,000**  
per annum  
exclusive

Freehold Retail and Office Investment

- Ground floor let to Brook Street Bureau plc
- Prominent corner position fronting Market Place on High Street
- Nearby occupiers include NatWest, Dollond & Aitchison, William Hill and ASK Restaurant



On behalf of  
Joint LPA Receivers



**Location**

Population: 79,600 (town)  
Miles: 8 miles north-west of Harrow  
9 miles south-east of Hemel Hempstead,  
10 miles south-west of St Albans

Roads: A412, M1, M25

Rail: Watford Underground Station (Metropolitan Line),  
Watford Junction Mainline Railway Station

Air: Heathrow

**Situation**

The property is prominently situated on the pedestrianised Market Place and benefits from a return frontage to New Street. Market Place links directly into High Street, Watford's principal retail thoroughfare, while the subject property is diagonally opposite the Harlequin Shopping Centre.

**Description**

The property comprises a GROUND FLOOR RETAIL UNIT with SELF-CONTAINED OFFICE ACCOMMODATION on the first and second floors accessed from Market Place. The basement is also a SELF-CONTAINED RETAIL UNIT and is accessed via New Street. Only the ground floor retail unit is currently occupied.

**Tenure**

Freehold.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x
Ground	Retail	126.4 sq m (1,361 sq ft)	<b>BROOK STREET BUREAU PLC (1) (t/a BROOK STREET)</b>	15 years from 25/03/1996	£67,000
Basement	Retail	69.77 sq m (751 sq ft)	<b>VACANT</b>		
First & Second	Office	253.93 sq m (2,733 sq ft)	<b>VACANT</b>		
<b>Totals</b>		<b>450.1 sq m (4,845 sq ft)</b>			<b>£67,000</b>

(1) Founded in 1946, Brook Street is a long established recruitment company which now has more than 100 branches nationwide, firmly establishing itself as one of the UK's leading names in recruitment. In 1965, Brook Street was the first agency to be listed on the Stock Exchange and in 1985 were the first to become a member of the British Quality Foundation. (Source: www.brookstreet.co.uk)

**For further details please contact:**

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