

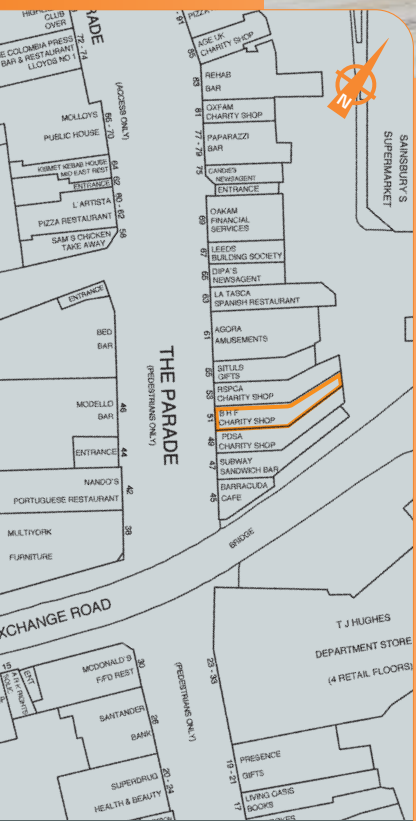
lot 38

51 The Parade
Watford, Hertfordshire WD17 1LJ

Rent
£34,500
per annum
exclusive

Freehold Retail Investment

- Prominent High Street position
- Let to British Heart Foundation, a major leading charity in the UK
- Development potential, subject to consents
- Nearby occupiers include Nando's Restaurant, McDonald's and Superdrug
- 6 Week Completion Available



Location

Population: 86,000
Miles: 5 miles north of Harrow
6 miles east of Rickmansworth
16 miles north of Central London
Roads: A4008, A41, M1
Rail: Watford High Street and Watford Junction
Air: Heathrow Airport

Situation

The property is situated in a prominent position on the parade, a well established pedestrianised thoroughfare which is a short distance from Watford town centre. Nearby occupiers include Superdrug, McDonald's and Nando's restaurant. The Harlequin Shopping Centre is a short distance away.

Description

The property comprises a ground floor retail unit with ancillary accommodation and forms part of an established parade of shops.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail and Ancillary	141 sq m (1,517 sq ft)	BRITISH HEART FOUNDATION (1) (2)	15 years from 15/12/1995	£34,500	14/12/2010 (3)
Totals		141 sq m (1,517 sq ft)			£34,500	

- (1) British Heart Foundation is a leading UK charity established in 1961 and is currently trading from approximately 642 outlets in the UK, which include furniture and electrical stores. In addition British Heart Foundation operates an on-line store. (Source: www.bhf.org.uk)
- (2) For the year ending 31st March 2011 British Heart Foundation reported a total net worth of £8,886,000. (Source: www.riskdisk.com 11/04/2012)
- (3) The tenant is holding over and has confirmed to the Seller, in principle, their willingness to renew the lease.

For further details please contact:

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