

Sue Ryder, 24 Langley Road Watford WD17 4PT

lot 1

Freehold Retail and Residential Investment

- Shop let to Sue Ryder on a new 10 year lease (no breaks)
- Residential development opportunity of upper parts
- Planning Consent granted to convert upper parts to 1 x 3 bedroom and 1 x 2 bedroom flats
- Six Week Completion

Rent
£12,750
per annum
exclusive



On behalf of

Sue Ryder

Location

Miles: 4.5 miles north-east of Rickmansworth
7 miles north of Harrow
20 miles north-west of Central London

Roads: A412, A41, A41, M1 (Junction 5), M25 (Junction 19)

Rail: Watford Junction Railway Station (20 mins to London Euston)

Air: London Heathrow Airport

Situation

The property is prominently located on the north side of the busy Langley Road, a short distance from Watford Town Centre and Watford Junction Station.

Description

The property comprises ground floor retail and ancillary accommodation and basement ancillary accommodation.

The first floor comprises self-contained residential accommodation which benefits from planning consent to convert to two self-contained flats. The property benefits from car parking to the rear via undercroft access from Langley Road.

Tenure
Freehold.

VAT
VAT is not applicable to this lot.

Planning
In December 2012 Watford Borough Council granted consent under planning application ref 12/01102/FUL for conversion of the self-contained upper parts to 1 x 3 bedroom and 1 x 2 bedroom self-contained flats. For more details see the legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary	80.27 sq m (864 sq ft)	SUE RYDER (i)	10 years from completion until 2023 on a full repairing and insuring lease	£12,750	2018
Ground	Retail/Ancillary	86.75 sq m (934 sq ft)				
First	Residential	127.79 sq m (1,376 sq ft)	VACANT POSSESSION			
Total Commercial Floor Area		167.02 sq m (1,798 sq ft)			£12,750	

(i) Sue Ryder is a registered national charity providing health and social care services in local communities. Sue Ryder has more than 9,000 volunteers and is supported through fundraising and retail activities via 350+ outlets nationwide. (Source: www.sueryder.org).

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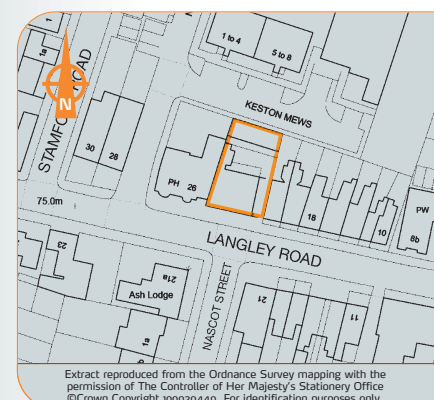
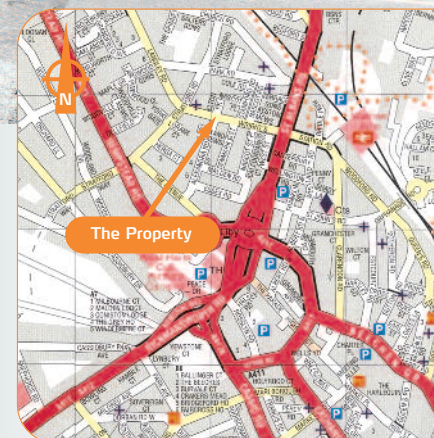
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